

SB

42

COMMITTEE REPORT
SENATE

FURTHER: None

3/14/79

Date: 1/28/80

Mr. President:

The Committee on JUDICIARY has had SB 42

repealing the restriction of grounds upon which a mobile home park operator may evict a mobile home park dweller

under consideration and (a majority of the committee) (the committee) reports it back with the following recommendations:

- do pass do not pass
- do pass with attached amendments(s)
- replace with CS for _____ same title
 new title
- and recommends _____
- AND attaches a "Letter of Intent" New Fiscal Note
- reports it back without recommendation
- referred to the _____ Committee

MEMBERS SIGNING
DO PASS

[Signature]

[Signature]

[Signature]

MEMBERS HAVING
OTHER RECOMMENDATIONS:

[Signature]

Bill Kay DO NOT PASS

[Signature]
CHAIRMAN

INTRODUCED: 2/20/79
REFERRED: COMMERCE AND JUDICIARY

IN THE HOUSE

BY THE RESOURCES COMMITTEE
BY REQUEST

CS FOR HOUSE BILL NO. 258
IN THE LEGISLATURE OF THE STATE OF ALASKA
ELEVENTH LEGISLATURE - FIRST SESSION

A BILL

FOR AN ACT ENTITLED: " AN ACT REPEALING THE RESTRICTION OF GROUNDS
UPON WHICH A MOBILE HOME PARK OPERATOR MAY
EVICT A MOBILE HOME PARK DWELLER."

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

SECTION 1. AS 34.03.225 (3) IS AMENDED TO READ:

- (3) THE MOBILE HOME DWELLER OR TENANT HAS VIOLATED A
PROVISION OF THE RENT AGREEMENT OR LEASE SIGNED
BY BOTH PARTIES AND NOT PROHIBITED BY THIS CHAPTER
OR BY LAW, INCLUDING RENT, TERMS OF AGREEMENT, OR
OTHER PROVISIONS COVERING THE RIGHTS AND OBLIGATIONS
OF THE PARTIES.

SECTION 2. THIS ACT SHALL TAKE EFFECT ON THE DAY AFTER ITS PASSAGE
AND APPROVAL OR ON THE DAY IT BECOMES LAW WITHOUT APPROVAL.

February 4, 1980

Mr. and Mrs. Jay Coon
Mountain View Trailer Court
and Sales
P.O. Box 2327
Ketchikan, Alaska 99901

Dear Stella Beth and Jay:

Funny how coincidental the arrival of your January 30 letter was!

It just so happens that the Senate Judiciary Committee reported SB 42 out of Judiciary Committee a day or so before.

There were three "Do Passes" on the committee report, and I was one of them. When the bill is placed on the calendar, I shall be supportive, but it is touch and go on the question of final passage.

Thank you for your non-related kind comments.

Regards to you both,

Robert H. Ziegler, Sr.

RHZ:lk



Mountain View Trailer Court & Sales

P. O. Box 2327 -- Ketchikan, Alaska 99901

JAY and STELLA BETH COON, Owners

January 30, 1980

907/225-4707

Senator Robert H. Ziegler, Sr.
Alaska State Senate
Juneau, Alaska

Dear Bob,

Enclosed is a copy of the bill that was presented to the legislature last year in hopes of changing some of the problems we are having with Section 1. AS 34.03.225. We received this copy from the Alaska Trailer Court Assn. and we would surely like to see something changed to help us landlords out.

As you know we have been having alot of trouble here in our court with this same law restricting eviction to only 4 things, and unless one plans to change or do away with the court, there are only 3 reasons and except for the non-payment of rent the other two are rather obscure.

You stated in a letter to us dated July 20, 1979. "Although it may be a scant consolation to you two, I will endeavor to have enacted legislation next year which will cure the problem. It seems to me the statute discriminates against the mobile home park operator, because all other landlords who have people renting their properties on a month-to-month tenancy can follow the thirty (30) day route." That letter was a consolation to us, because we believe and trust in you to do something for us this legislature. It was like a light at the end of a long dark tunnel.

We had deep personal regrets in leaving your law firm. We have always held and still do that you are the best lawyer in Ketchikan and in times past you have always shown us that this was true. But in these last troubles we have had, you said that you didn't want to handle them because you didn't want to go to court. (We can see why after we've been there, what a hassle!!) So you sent us to Mary Guss, and while Mary is a nice gal and we liked her personally, she could not take care of the problems and finally admitted that it was over her and we were getting in deeper and deeper until Blasco wanted to have a jury trial and all we wanted was our due rent!! Mary had been confering with memebers of your firm and it seemed that noone was interested in solving our problem, so we had to find someone who would. We have no hard feelings to you, Mary, or anyone in your office and hope that the feelings are mutual.

We see you on T.V. every once in awhile when we watch the Alaska Session on Channel 3. We hope that you have a good session and good things happen for the State of Alaska, and closer to our hearts - to the Alaska Statute 34.03.225.

Very sincerely,

Stella Beth

Stella Beth Coon

HOME LIVING IS HAPPY LIVING
(Jay's out cleaning snow!)

LAW OFFICES OF
ALASKA LEGAL SERVICES CORPORATION

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

TELEPHONE 586-6425

419 Sixth Street, Suite 322
Juneau, Alaska 99801

January 23, 1980

Honorable Robert H. Ziegler
Senator
Pouch V, State Capitol
Juneau, Alaska 99811

RE: CS for House Bill 258

Dear Senator Ziegler:

Pursuant to the suggestion of the Senate Judiciary Committee Chairperson, on January 22, 1980, I spoke with Senator Bradley and with Mr. Ben Marsh concerning the proposed Committee Substitute for House Bill 258. From what I could gather, the proposed CS would no longer be a repealer bill, it would, instead, modify the scope of AS 34.03.225(3) in two ways. First, it would further limit the bases upon which a mobile home park operator may evict a mobile home or a mobile home park dweller or tenant, because, unlike the present statutory provision covering rules and regulations properly established by the operator, the amendment covers only violations of the rental agreement or lease signed by both parties. In other words, the proposed amendment would not cover reasonable rules or regulations of the mobile home park which were not signed by "both parties."

On the other hand, and more importantly, the amendment removes the limitation on eviction that the rule or regulation being violated be a "reasonable" one. Mr. Marsh expressed his belief that mobile home park operators would not attempt to evict anyone for violating an unreasonable or insignificant rule. I can well believe that Mr. Marsh would not do such a thing, but I am aware of too many other cases in which landlords have attempted to evict tenants on the basis of violations of insignificant rules or regulations. The proposed amendment to AS 34.03.225(3) would allow the unscrupulous landlord to evict an innocent tenant upon frivolous grounds.

I am aware that the Senate Judiciary Committee has received more than enough testimony and information concerning the difficulties encountered by owners of mobile homes living in

mobile home parks. The vacancy situation has changed little if any from that time during which the legislature passed the act limiting the eviction rights of mobile home park operators. I believe that in Juneau the situation has worsened. The reasons that the act was passed in 1974 remain valid. The amendment proposed by Mr. Marsh would undo the basic protection of the 1974 amendments to the Uniform Residential Landlord and Tenant Act.

Mr. Marsh mentioned one or two specific instances of which he was aware in which a person whom everyone knew to be a criminal could not be evicted from a mobile home park because he could not get convicted in a court of law. Although I can perhaps understand the frustration of a mobile home park owner under those circumstances, I believe that if the individual was committing a crime on the grounds of the mobile home park detrimental to other residents in the park, he would most likely be violating some "reasonable" regulation of the park. If he were not violating such a regulation or causing injury to other tenants, then perhaps he should not be punished by eviction by a private party where the State has failed to prove the commission of a crime.

Of course, an extreme example might be conceptualized or may have even occurred in this state. However, the protection of the vast majority of mobile home owners from unreasonable eviction outweighs the possibility that someone may slip through this very minute loophole in the law.

Furthermore if the legislature acts to delete the "reasonable rule or regulation", the courts of the state might interpret in that action that they have no discretion within their equitable powers to formulate a remedy other than the eviction.

If the committee decides that AS 34.03.225 must be changed to protect mobile home owners and park operators from criminals who are too crafty to be convicted, then perhaps the language in Subsection 2 of Section 225 should be modified to the following:

(2) the mobile home dweller or tenant [has been convicted of violating] has violated a federal or state law or local ordinance, and that violation is continuing and is detrimental to the health, safety, or welfare of other dwellers or tenants in the mobile home park[.]

Bond

Honorable Robert H. Ziegler
January 23, 1980
Page 3

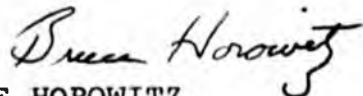
I believe that, however, that the section concerning limitations on mobile home park operator's right to terminate should not be amended or repealed, and I do not believe the amendment to Subsection (2) is necessary.

I respect the opinions and feelings of the sponsor of HB 258 and those of Mr. Marsh; but before the legal protections for mobile home owners living in mobile home parks are diminished, there should be hearings to discover the actual effects of the present statute.

I will be glad to aid the committee as it sees fit in this matter.

Sincerely,

ALASKA LEGAL SERVICES CORPORATION



BRUCE HOROWITZ
Supervising Attorney

cc: Senator Bradley
Mr. Marsh

a mobile home park dweller or tenant only for one of the following reasons:

(1) the mobile home dweller or tenant has defaulted in the payment of rent owed;

(2) the mobile home dweller or tenant has been convicted of violating a federal or state law or local ordinance, and that violation is continuing and is detrimental to the health, safety or welfare of other dwellers or tenants in the mobile home park;

(3) the mobile home dweller or tenant has violated a reasonable rule or regulation properly established by the operator; and

(4) a change in the use of the land comprising the mobile home park, or the portion of it on which the mobile home to be evicted is located; however, all dwellers or tenants so affected by a change in land use shall be given at least 90 days notice, or longer if a longer notice period is provided in a valid lease. (§ 5 ch 138 SLA 1976)

Legislative committee report. — For am S (re-engrossed), see 1976 Senate report on ch. 138, SLA 1976 (SCS CSHB 829 Journal, p. 1368.

Sec. 34.03.240. Waiver of landlord's right to terminate.

Section is limitation on remedies of landlord. — Rather than giving a right or remedy to the tenant, this section acts as a limitation upon the remedies of the landlord. *McCall v. Fickes*, Sup. Ct. Op. No. 1335 (File No. 2611), 556 P.2d 535 (1976).

Rights which may be waived. — This section should be so interpreted that waiver of the "right to terminate" a rental agreement refers to rights which arise as a consequence of a breach, and does not concern rights of termination which exist regardless of whether or not a tenant

breached a condition of the agreement. *McCall v. Fickes*, Sup. Ct. Op. No. 1335 (File No. 2611), 556 P.2d 535 (1976).

Right to terminate month-to-month agreement not waived. — Since a landlord always has the right to terminate the month-to-month rental agreement with the tenant, even without cause, by giving a month's notice, he does not waive this right by accepting the late rental payment. *McCall v. Fickes*, Sup. Ct. Op. No. 1335 (File No. 2611), 556 P.2d 535 (1976).

Sec. 34.03.270. Remedy after termination.

Landlord could bring action for forcible entry and detainer seeking restitution of trailer space from tenants. — See *McCall v. Fickes*, Sup. Ct. Op. No. 1335 (File No. 2611), 556 P.2d 535 (1976).

Quoted in *McDowell v. Lenarduzzi*, Sup. Ct. Op. No. 1242 (File No. 2413), 546 P.2d 1315 (1976).

Article 7. Periodic Tenancy, Holdover, and Abuse of Access.

Sec. 34.03.290. Periodic tenancy and holdover.

This chapter treats month-to-month tenancies separately from arrangements involving longer fixed terms. *McCall v. Fickes*, Sup. Ct. Op. No. 1335 (File No. 2611), 556 P.2d 535 (1976).

Month-to-month tenancies constitute a special class, not necessarily governed by all provisions of the uniform act. *McCall v. Fickes*, Sup. Ct. Op. No. 1335 (File No. 2611), 556 P.2d 535 (1976).

BROOKE MARSTON, Broker
WILEY S. BROOKS, Property Manager
LINDA J. ENCELEWSKI, Assistant Manager

Marston Property Management, Inc.

PROFESSIONAL MANAGEMENT IS OUR BUSINESS

BRAD
BRADLEY
2804 W. NORTHERN LIGHTS BLVD
ANCHORAGE, ALASKA 99503
TELEPHONE: (207) 274-5504

February 17, 1979

Mr. George Oliver
President
Anchorage Board of Realtors
301 E. Fireweed
Anchorage, Alaska 99503

Dear Mr. Oliver:

It has come to my attention that certain requirements of the Alaska Statutes and Regulations relating to Real Estate Brokers and salesmen are not in the best interest of property owners. In fact, specific statutes act to prevent property owners from effectively managing their own investments. Other statutes hinder those having a fiduciary responsibility from managing an owner's property by the most efficient and economical means.

Below are some specific statutes which I urge the Real Estate Board to carefully study and seek legislative change which will be more in the interest of real estate owners:

1. Article 2 Section 08.88.161 (1) which reads, "unless licensed as a real estate broker, associate real estate broker, or real estate salesman, no natural person, foreign or domestic corporation, or partnership, or limited partnership, or other entity may sell, exchange, rent, lease, auction, or purchase real estate."

Comment: The intent of this part of the statutes is undoubtedly to protect an owner against persons not having proper training and qualifications. But, literally interpreted, the words rent and lease prevent an owner from employing an unlicensed person from renting or leasing real estate in the owners behalf. I feel quite certain many owners absent from Alaska, or simply involved with their own enterprises authorize resident managers to sign rental and lease agreements for the owner. The owner should certainly have this right without placing an unlicensed resident manager in violation of the statutes. The exceptions found in Section 08.88.421 are not explicit enough to prevent some from insisting that an unlicensed non-owner is unauthorized to sign a rent or lease agreement.

Subparagraph (3) of the above reference section reads, "Collect rent for the use of real estate;"



Comment: This part of the statute is very specific and less subject to interpretation. It prohibits an owner or a professional management firm from including collecting rent monies as part of the duties assigned to an on-site manager. This is over regulation for the following reasons:

- 1) It is normally cost prohibitive to employ a licensed individual to work as a resident manager.
- 2) Residents of an apartment complex without a qualified (licensed) resident manager to collect rents are inconvenienced and incur travel expenses to pay rent monies.
- 3) It is a real estate owner's risk and right to employ a resident manager to collect rents in the owner's behalf.
- 4) Professional property management firms routinely provide a fidelity bond on employees to protect their client's interest. (See our own enclosed management agreement). Even though we are providing fidelity bonds on our employees, we are unable to utilize on-site managers to collect rents.

2. Article 3, Section 8.88.331 states:
"All transactions in real estate by a real estate salesman or associate real estate broker shall be processed through his employing real estate broker's office, whether the transactions are for the real estate salesman's or associate real estate broker's own use or the use of a client."

Article 3, Section 8.88.341 (1) states:
"A real estate broker shall (1) keep a complete record of all real estate transactions made by himself or persons in his employ for at least three years" etc.

Comment: While I am in complete agreement that the statute, as it relates to the real estate client is very appropriate, to deny the real estate salesman or associate real estate broker the freedom and privacy of renting, leasing and maintaining records on their own investments is very inappropriate.

RECOMMENDATIONS:

1. That Article 4 of Section 08.88.421 be amended as follows:
Subparagraph (10) be added:
(10) A person employed by a real estate owner or licensed owner's agent, whose responsibilities are limited to "on-site" management, office

Page 3
Mr. George Oliver
February 17, 1979

administration, or bookkeeping.

2. That article 4, of section 8.83.421 (1) be amended as follows:
Subparagraph (11) be added - a person, though licenced, who rents leases, and maintains records or property he owns.
3. That a subparagraph (c) be added to Chapter 64 12 AAC 64.230 to read:
(c) a licensee engaged in property management must provide a fidelity bond in adequate amounts on all employees who handle or are responsible for owner's monies.

I am certain you will insure the above recommendations will be given early study and action by the Anchorage Real Estate Board.
Thank you for your interest and dedication in these matters.

Sincerely,

Wiley S. Brooks
Manager

CC: Bernard L. Marsh, Executive Secretary
Alaska Landlord & Property Managers Association

MEMORANDUM

TO: Senate Commerce Committee

FROM: Don Clocksin

SUBJECT: SB 42 - Mobile Home Owner Evictions

DATE: January 25, 1979

1. What The Bill Would Do

Present law (Ch. 138, SLA 1976) allows a mobile home park operator to evict a mobile home from the park only for good cause (failure to pay rent, violating a law or park regulation, or when the park is to be closed). This bill would repeal that law and allow eviction of mobile homes for any reason.

2. Discussion

The present law was adopted because of the imbalance of bargaining position between the mobile home park operator (landlord) and the mobile home owner (tenant). There were two reasons why mobile home evictions were restricted. First, there were very few vacant mobile home spaces available in the urban areas. If a mobile home owner had to leave a park, there was almost no where else to go, considering zoning restrictions and the lack of empty spaces. Second, the cost of moving a mobile home is substantial - as sometimes as much as several thousand dollars. By evicting a mobile home from a park, the landlord could receive the expenditure of that amount of money.

Therefore, the Legislature felt that the policy of free use of one's property (i.e. unrestricted evictions) had to yield to the more important social policy of eviction only for good cause. The only evictions which are not now allowed are arbitrary and unnecessary evictions - if there is a good reason, the law allows the eviction.

DC/jf

MARCH 5, 1979

MEMORANDUM

TO: SENATE COMMERCE COMMITTEE
FROM: BEN MARSH (ATCA)
SUBJ: SB 42 - RESPONSE TO DON CLOCKSIN

1. WHAT THE BILL WOULD DO

Present law (CH. 138, SLA 1976) makes it difficult or impossible for a mobile home park operator to evict a space tenant, no matter how undesirable he may be. In practice, the law has prevented park owner: from maintaining clean parks and high performance standards, and the result has been a general deterioration of mobile home parks.

2. DISCUSSION

Mr. Clocksin states the law was adopted for two reasons; there were very few spaces available for an evicted home owner to go to, and moving from one park to another is very expensive. Alaska Trailer Court Association conducted a phone survey of its membership in Anchorage during the week of February 26, and located 295 vacant and rentable spaces.

It is probably no more costly to move a mobile home than to move an apartment full of furniture. Transporting by a commercial towing company is about \$250 in the same city. Blocking and skirting can be done by the owner at no cost. Utilities must be connected by others. If done entirely by others, it is estimated to cost \$900 to \$1100 for the average mobile home.

Mr. Clocksin is incorrect in his contention that only arbitrary and unnecessary evictions are prevented. The law promotes litigation; and the owner finds himself not only proving that a rent agreement was breached, but also that the agreement, which was signed by both parties, was "reasonable". Some judges apparently feel that the agreement is not reasonable if it is challenged by the tenant.

• WHEREAS THE STATE OF ALASKA ENACTED AS. 34.03.225 WHICH HANDICAPS MOBILE HOME COURT OWNERS IN SUCH A MANNER THAT IT IS CREATING JUNK YARDS OUT OF MOBILE HOME COURTS. WE THE UNDERSIGNED REQUEST THE ALASKA STATE LEGISLATURE TO PASS SB 570, WHICH WILL ALLOW THE MOBILE HOME COURT OWNER TO SEE THAT TENANTS CLEAN UP MOBILE HOME COURT SPACES, AND MAKE MOBILE HOME COURTS A DESIRABLE PLACE TO LIVE AGAIN.

	NAME	COURT NAME	SPACE NO
1.	John P. Kuntz	Glencare	#522
2.	Juli R. McLauchlan	"	# 105
3.	Ray C. McLauchlan	"	# 105
4.	Ellie Graber	"	#548
5.	Bette L. Shiliss	"	# 67
6.	Neil Hiller	"	# 44
7.	Frank Hill	Glencare	#376
8.	James L. West	"	525
9.	Renee Leonard	"	175
10.	Tracie Pearson	"	101
11.	Whitley Bell	"	155
12.	James Graber	"	548
13.	Jane Goodman	Glencare	558
14.	John H. Craft	"	85
15.	Jordan D. Cronin	Glencare	592
16.	Walter D. May	" "	370
17.	Mrs. Leo Bernal	" "	239
18.	Frank Brothers	" "	77
19.	John Deacon	" "	278
20.	Frank L. Van	"	112
21.	Patrick M. McKay	"	#313
22.	Carl Chandler	"	# 111
23.	Robert L. Hunter	"	277
24.	Chap J. Wroble	"	581
25.	Gene J. Reid	"	#553
26.	Carl A. Russell	"	321
27.	Barbara C. Laro	"	#13
28.	Frank Hill	"	143
29.	Tom Miller	"	165
30.	Ruth M. Kogley	Glencare	141

WHEREAS THE STATE OF ALASKA ENACTED AS. 34.03.225 WHICH HANDICAPS MOBILE HOME COURT OWNERS IN SUCH A MANNER THAT IT IS CREATING JUNK YARDS OUT OF MOBILE HOME COURTS. WE THE UNDERSIGNED REQUEST THE ALASKA STATE LEGISLATURE TO PASS SB 570, WHICH WILL ALLOW THE MOBILE HOME COURT OWNER TO SEE THAT TENANTS CLEAN UP MOBILE HOME COURT SPACES, AND MAKE MOBILE HOME COURTS A DESIRABLE PLACE TO LIVE AGAIN.

	NAME	COURT NAME	S. CE NO
1.	Jack A. Leht	GLENCAREN	#133
2.	Cecily J. Walker	Glencaren	#18
3.	Susan M. Olson	Glencaren	#99
4.	Tom W. Wren	Glencaren	#257
5.	Andrew F. Miller	Glencaren	#95
6.	Mrs. Ward Walker	Glencaren	#514
7.	Mr. Leroy J. Harrison	Glencaren	#45
8.	Peggy A. Penney	"	#70
9.	Mike Zimmerman	Glencaren	#551
10.	Thy Saffron	Glencaren	#33
11.	Mrs. Ralph Friedly	Glencaren	#290
12.	Nora B. Fowler	Glencaren	#247
13.	Don Scholle	Glencaren	#130
14.	Phyllis Olson	Glencaren	#30
15.	Peggy Olson	Glencaren	#30
16.	Diane Fildes	Glencaren	#16
17.	Marilyn E. Patton	Glencaren	#529
18.	Walter Davis	Glencaren	#555
19.	Maurice Davis	Glencaren	#555
20.	Edna Schiller	Glencaren	#77
21.	Walt & Waverne	Glencaren	#73
22.	Tonna Kronlein	Glencaren	#87
23.	Bobby Datz	Glencaren	#599
24.	Don Deibel	Glencaren	#33
25.	Jan Sella	"	#5
26.	Bill Donato	"	604
27.	Walter J. Langston	"	512
28.	Jim & Sam	"	153
29.	Walter Legley	"	179
30.	Robert R. Olson	"	151

WHEREAS THE STATE OF ALASKA ENACTED AS. 34.03.225 WHICH HANDICAPS MOBILE HOME COURT OWNERS IN SUCH A MANNER THAT IT IS CREATING JUNK YARDS OUT OF MOBILE HOME COURTS. WE THE UNDERSIGNED REQUEST THE ALASKA STATE LEGISLATURE TO PASS SB 570. WHICH WILL ALLOW THE MOBILE HOME COURT OWNER TO SEE THAT TENANTS CLEAN UP MOBILE HOME COURT SPACES, AND MAKE MOBILE HOME COURTS A DESIRABLE PLACE TO LIVE AGAIN.

	<u>NAME</u>	<u>COURT NAME</u>	<u>SPACE NO</u>
1.	Robert M. Hughes	Glencaren	43
2.	Moley G. Edwards	Glencaren	517
3.	Alan W. Thompson	GlencAREN	311
4.	Sam Hudson	Glencaren	24
5.	Joseph H. Cozzini	Glencaren	159
6.	Mita Smith	Glencaren	294
7.	Betty [unclear]	Glencaren	20
8.	Jim Moody	Glencaren	563
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	NAME	COURT NAME	SPACE NO
1.	J. R. Lewis	FOUR SEASONS	OFFICE
2.	Marie Sampson	" "	31
3.	Richard Hadd	" "	195
4.	Blithe	" "	23
5.	Mrs. J. Higley	" "	27
6.	Charles W. Johnson	" "	C-40
7.	B. E. Smith	" "	143
8.	Randa R. Lee	" "	209
9.	Mrs. Mabel Christensen	" "	30
10.	Mr. Ed. Holman	" "	253
11.	Don L. Mason	" "	A44
12.	Robert F. Johnson	" "	118
13.	Phyllis H. Arson	" "	155
14.	Patricia A. Eckert	" "	214
15.	William S. H.	FOUR SEASONS	198
16.	Kath E. H.	" "	152
17.	Donald H. H.	" "	186
18.	Connie Brown	Four Seasons	252
19.	W. H. H.	" "	252
20.	Cynthia Knipfer	Four Seasons	A46
21.	Isabelle Musher	Four Seasons	158
22.	William H. Johnson	" "	264
23.	Laura H. H.	" "	254
24.	Ch. Thompson	" "	A-18
25.	Mrs. D. Williamson	" "	32
26.	Hea H. H.	" "	139
27.	Wallace E. H.	" "	23
28.	Elaine Stevens	" "	226
29.	Mrs. E. P. H.	Four Seasons	110
30.	Mrs. Shirley H.	" "	

WHEREAS THE STATE OF ALASKA ENACTED AS. 34.03.225 WHICH HANDICAPS MOBILE HOME COURT OWNERS IN SUCH A MANNER THAT IT IS CREATING JUNK YARDS OUT OF MOBILE HOME COURTS. WE THE UNDERSIGNED REQUEST THE ALASKA STATE LEGISLATURE TO PASS SB 570, WHICH WILL ALLOW THE MOBILE HOME COURT OWNER TO SEE THAT TENANTS CLEAN UP MOBILE HOME COURT SPACES, AND MAKE MOBILE HOME COURTS A DESIRABLE PLACE TO LIVE AGAIN.

	<u>NAME</u>	<u>COURT NAME</u>	<u>SPACE NO</u>
1.	<i>Pat Hagg</i>	<i>Four Seasons</i>	<i>59</i>
2.	<i>John Hagg</i>	<i>Four Seasons</i>	<i>74</i>
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	NAME	COURT NAME	SPACE NO
1.	Ernest Griffin	Mayflower	14E
2.	John Griffin	Mayflower	14E
3.	Michael Felston	Mayflower	11G
4.	TO. Rumbill	Mayflower	3F
5.	Brian T OFallon	Mayflower	8F
6.	Ruby Hitchcock	Mayflower	8E
7.	Rosa Hitchcock	" "	11-C
8.	Ware Carter	" "	2-F
9.	L. W. Carroll		12 F
10.	Dolores Allen	Mayflower	G-2
11.	Glen Sams		13 B
12.	Paul B. Faye		16 C
13.	Dora Hitchcock		11-C
14.	Mrs Sam Weibost		19-B
15.	Kim Burgess		3-E
16.	John Hennings		10-F-1
17.	Charles T. Hammond		11-A
18.	in a det		25
19.	Louis S. Del'Later	Mayflower	20B
20.	Ed. Duranigen	Mayflower	21B
21.	R.E. Frai	"	6F
22.	R. Hayden	"	22 E1
23.	Ed OWENS	MAYFLOWER	13G
24.	Diana Owens	MAYFLOWER	13G
25.	Chas. Komablik	"	C-5
26.	Brathering	"	A-15
27.	Ronald W. Marsh	Mayflower	9K
28.	Ann Kozzokowski	Mayflower	10F
29.	Paul Weaver		F1 526
30.	Kathie McCoy	Mayflower	13F

WHEREAS THE STATE OF ALASKA ENACTED AS. 34.03.225 WHICH HANDICAPS MOBILE HOME COURT OWNERS IN SUCH A MANNER THAT IT IS CREATING JUNK YARDS OUT OF MOBILE HOME COURTS. WE THE UNDERSIGNED REQUEST THE ALASKA STATE LEGISLATURE TO PASS SB 570, WHICH WILL ALLOW THE MOBILE HOME COURT OWNERS TO SEE THAT TENANTS CLEAN UP MOBILE HOME COURT SPACES, AND MAKE MOBILE HOME COURTS A DESIRABLE PLACE TO LIVE AGAIN.

	<u>NAME</u>	<u>COURT NAME</u>	<u>SPACE NO</u>
1.	Michael Finn	MAYFLOWER	3-6
2.	Peggy Rock	Mayflower	6B
3.	Ronald John	mayflower	7H
4.	Dwight w wife	Mayflower	6-1
5.	J. Green	"	25A
6.	Tom Adams	Mayflower	8H
7.	J. Adams	Mayflower	2E1
8.	Richard Chisna	Mayflower	10H
9.	Walter D. Crew	Mayflower	20A
10.	Ainda Beth	"	17A
11.	Paul A. Brynuda	Mayflower	24C
12.	Alfred Kosterlund	"	31C
13.	Punkie Duke	"	5-F
14.	Julie Enley	Mayflower	2-E
15.	Don & Barbara	Mayflower	9B
16.	Robert Lewis	may flower	17-F
17.	Alvin Duggall	" "	18-A
18.	Alvin Duggall	" "	2-B
19.	Ann Hitchcock	mayflower	21A
20.	Curtis & Dorothy Reed	mayflower	16E
21.	Charles D. Berry	"	7C
22.	Mrs. Lane	"	17E1
23.	Mrs. Burnett	"	24B
24.	Mrs. Betty Leslie	"	1-H
25.	David D. Miller	"	13C
26.	Lois & Jones	"	2E
27.	Queen Phipps	" "	2E-1
28.	Ernest Miller	" "	8-D
29.	Dirley B. Astrom	Mayflower	2-A
30.	Beverly Sandover	Mayflower	6A

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	<u>NAME</u>	<u>COURT NAME</u>	<u>SPACE NO</u>
1.	Mr. & Mrs. L. Warman	Mayflower Circle Park	10-C
2.	Ms. Cassa C. Hunter	" " "	23E1
3.	Hunter	Mayflower Circle Park	7E1
4.	Mr & Mrs. Sharon Shifflett	Mayflower Circle Park	2D
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	<u>NAME</u>	<u>COURT NAME</u>	<u>SPACE NO</u>
1.	George Heland	FAR NORTH TRAILER PARKS	5A
2.	Gene Roselius	Far North Park <small>Gene Roselius (owner)</small>	office
3.	Michael H. [unclear]	Far North Park	18
4.	Marlene [unclear]	Far North Park	9
5.	Joseph [unclear]	Far North Park	15
6.	Beverly M. Hamilton	Far North Park	33
7.	Colin Williams	" " "	50
8.	Stephanie [unclear]	Far North Park	51
9.	[unclear]	- - -	20
10.	Mary Witten		21
11.	[unclear]	- - -	25
12.	Ernest L. Winters	Far North Park	3
13.	Bill Jackson & Shirley	Far North	55
14.	Bruce & Marie [unclear]	Far North	38
15.	Abel M. [unclear]		47
16.	David [unclear]	Far North	32
17.	Julia Benson	" "	36
18.	Earl [unclear]	Far North	29
19.	Steve [unclear]	Far North	30
20.	[unclear]	Far North	#25.
21.	[unclear]	Far North	#23
22.	Tom [unclear]	Far North	#9
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WHEREAS THE STATE OF ALASKA ENACTED AS. 34.03.25 WHICH HANDICAPS MOBILE HOME COURT OWNERS IN SUCH A MANNER THAT IT IS CREATING JUNK YARDS OUT OF MOBILE HOME COURTS. WE THE UNDERSIGNED REQUEST THE ALASKA STATE LEGISLATURE TO PASS SB 570, WHICH WILL ALLOW THE MOBILE HOME COURT OWNER TO SEE THAT TENANTS CLEAN UP MOBILE HOME COURT SPACES, AND MAKE MOBILE HOME COURTS A DESIRABLE PLACE TO LIVE AGAIN.

	<u>NAME</u>	<u>COURT NAME</u>	<u>SPACE NO</u>
1.	<i>Linda Jilbert</i>	<i>Kathy-O-Estates</i>	<i>54</i>
2.	<i>Robert M. Jew</i>	<i>Kathy O. Estates</i>	<i>37</i>
3.	<i>Lake Cook</i>	<i>"</i>	<i>65</i>
4.	<i>James B. Taylor</i>	<i>Wesley</i>	<i>51</i>
5.	<i>David S. Noy</i>		<i>68</i>
6.	<i>Carol Lambert</i>	<i>Kathy O Estates</i>	<i>85</i>
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	NAME	COURT NAME	SPACE NO
1.	Jennin P Burke	SOUTH PARK ESTATES	48
2.	Aurthy M Lane	" " "	59
3.	Charnette Tessera	" " "	15
4.	Thomas W Cahill	" " "	36
5.	Frank E. Bowler	" " "	39
6.	Elida Kinnear	" " "	41
7.	Victor Starkey	" " "	2
8.	Joe Ryghenbuck	" " "	1
9.	Gene & Thelma Van	" " "	4
10.	Hildegard Bergant	" " "	13
11.	Mr. & Mrs. Freda Anna Schwartz	" " "	16
12.	Mary Louise Cravett	South Park Estates	27
13.	Nancy O. Austin	" " "	30
14.	Emmitt Travis	" " "	14
15.	E. Joe Schupp	South Park Estates	12
16.	Margaret H. Harmon	" " "	32
17.	Garnice Anderson	" " "	32
18.	P. K. Keri	" " "	34
19.	Shirley K. Shurt	" " "	39
20.	Mary King	" " "	18
21.	Robert L. Jenkins	" " "	3
22.	Joseph D. Jones	South Park Estates	19
23.	Arthur Vito	" " "	20
24.	Robert J. Schult	" " "	24
25.	Sianna McClung	South Park Estates	28
26.	Tim Mill	" " "	37
27.	David C. Murphy	" " "	38
28.	Mary E. Murphy	" " "	38
29.	Darlene Spalding	" " "	67
30.	Calvin Hart	" " "	64

WHEREAS THE STATE OF ALASKA ENACTED AS. 34.03.225 WHICH HANDICAPS MOBILE HOME COURT OWNERS IN SUCH A MANNER THAT IT IS CREATING JUNK YARDS OUT OF MOBILE HOME COURTS. WE THE UNDERSIGNED REQUEST THE ALASKA STATE LEGISLATURE TO PASS SB 570, WHICH WILL ALLOW THE MOBILE HOME COURT OWNER TO SEE THAT TENANTS CLEAN UP MOBILE HOME COURT SPACES, AND MAKE MOBILE HOME COURTS A DESIRABLE PLACE TO LIVE AGAIN.

	<u>NAME</u>	<u>COURT NAME</u>	<u>SPACE NO</u>
1.	Elizabeth M. Roberts	South Park Estates	69
2.	Donald S Roberts	South Park Estates	69
3.	W H Manning	SOUTH PARK ESTATES	77
4.	FT Manning	" " "	77
5.	Robert D. Segels	" " "	52
6.	Larvin Luff	" " "	52
7.	L. J. McDonald	" " "	63
8.	Paul Rydell		70
9.	Melween Harris	South Park Estates	72
10.	Colney H. Dick	" " "	73
11.	Ardis H. Beck	" " "	73
12.	Mrs Mrs Maurice - Lyette		74
13.	Marie B. Honer	South Park Estates	78
14.	Francine H. Kapsia	South Park Estates	80
15.	M. F. McJannet	" " "	81
16.	Cliff Hall	" " "	83
17.	Bill K. Brown	" " "	83
18.	Margaret B. Burke	" " "	48
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11 WHEREAS THE STATE OF ALASKA ENACTED AS. 34.03.225 WHICH HANDICAPS MOBILE HOME COURT OWNERS IN SUCH A MANNER THAT IT IS CREATING JUNK YARDS OUT OF MOBILE HOME COURTS. WE THE UNDERSIGNED REQUEST THE ALASKA STATE LEGISLATURE TO PASS SB 570, WHICH WILL ALLOW THE MOBILE HOME COURT OWNER TO SEE THAT TENANTS CLEAN UP MOBILE HOME COURT SPACES, AND MAKE MOBILE HOME COURTS A DESIRABLE PLACE TO LIVE AGAIN.

	<u>NAME</u>	<u>COURT NAME</u>	<u>SPACE NO</u>
1.	Kenneth Martine	Manoogs	7-K
2.	Lucile Bellamy	Manoogs	D-1
3.	Yan Juhati	Manoogs	18-B
4.	Amory T. White	"	16-F
5.	Alice Dexter	"	4A
6.	Harold J. Rollins	"	20-A
7.	B.R. Smith	"	39C
8.	Janet Benvenuto	"	1-2B
9.	Halvaugh Perensky	Manoogs	4F
10.	Sylvia El Bennett	"	35-C
11.	Patricia Brown	"	38-C
12.	Miss Handing	"	5-H
13.	R.D. Painter	"	7-D
14.	John Frederick	"	23-C
15.	Naudie Spelman	"	37-C
16.	Maureen Mein	Manoogs	25J
17.	John T. Forbes	"	15B
18.	Mrs. S.O. Patten	Manoogs Isle	12E
19.	Ronald W. Zwick	Manoogs Isle	9K
20.	Curtis W. Miller III	Manoogs Isle	14C
21.	Frank L. Poge	"	7-H
22.	Norma K. Tenney	Manoogs Isle	3-H
23.	Thomas H. Brown	Manoogs Isle	11-B
24.	V. L. Currier	" "	10-L
25.	Bill Schen	Manoogs Isle	24 C
26.	Paula Hall	"	21A
27.	Elizabeth Brooks	Manoogs Isle	11 F
28.	Linda Nakamura	Manoogs Isle	16C
29.	Kathy Donahue	"	5F
30.	Richard W. Zwick	"	19C

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	<u>NAME</u>	<u>COURT NAME</u>	<u>SPACE NO</u>
1.	Mar Linda A. Mason	Manooga Island	19C
2.	Juan S. Krotka	Manooga Island	9E
3.	Edna Atkins	Manooga Island	2-1
4.	Reguline Malcolm	Manooga Island	8E
5.	Jim J. Kasper	" "	#G
6.	Ray R. Hill	" "	24B
7.	Jack Glenn	Manooga Isle	17G
8.	Alba J. Thomas	" "	30K
9.	Sandra J. Beel	Manooga Isle	28Q
10.	Blair Ferguson	Manooga Isle	6D
11.	Philly E. Linn	Manooga Isle	20L
12.	Ann Kite	" "	23-E
13.	Patricia M. Coleman	Manooga Isle	8-D
14.	Chloe K. Mott	Manooga Isle	15K
15.	Becki Nanson	Manooga Isle	19B
16.	Mae Daniel	Manooga Isle	27Q
17.	Virginia Weston	Manooga Isle	11C
18.	Pauline Weston	" "	31C
19.	Maggie Midgett	" "	79L
20.	Dorlene Brooks	" "	10-K
21.	Carol R. Moss	" "	12-C
22.	Alcie S. Armer	" "	5-F
23.	Robert A. Horwath	" "	22K
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	NAME	COURT NAME	SPACE NO
1.	Mrs. Berneice Carnes	Diamond Estates	1201
2.	Fred W. Harley	Diamond Estates	531
3.	James W. Hagen	Diamond Estates	14170
4.	Mrs. Wayne Underwood	Diamond Estates	404
5.	Mr. W. M. Lee	Diamond Estates	1405
6.	Frederic C. Finley	Diamond Estates	1204
7.	Glenn Becken	Diamond Estates	1473
8.	John W. Utterman	" "	1065
9.	M. E. Hughes	Diamond Estates	715
10.	G. H. Hagen	Diamond E "	407
11.	John Wood	Diamond Estates	1460
12.	C. B. Long	" "	719
13.	Carl E. Hagen	" "	1416
14.	W. M. Lee	" "	1010
15.	Carl E. Hagen	Diamond Estates	105
16.	Harold R. Hagen	Diamond Estates	1018
17.	John Hagen	Diamond Estates	604
18.	Lee Purley	" "	" "
19.	Mrs. Carl Hagen	Diamond Estates	1107
20.	John Hagen	" "	307
21.	F. M. Hagen	" "	1316
22.	Carl Hagen	" "	840
23.	Mrs. Duane Sprinkle	" "	1111
24.	Carl Hagen	" "	1416
25.	Walt L. Perkins	" "	913
26.	Shirley J. Hagen	" "	1461
27.	John Hagen	" "	1037
28.	Norma D. Vaughan	" "	705
29.	John Hagen	" "	411
30.	Carl Hagen	" "	1117

WHEREAS THE STATE OF ALASKA ENACTED AS, 34.03.225 WHICH HANDICAPS MOBILE HOME COURT OWNERS IN SUCH A MANNER THAT IT IS CREATING JUNK YARDS OUT OF MOBILE HOME COURTS. WE THE UNDERSIGNED REQUEST THE ALASKA STATE LEGISLATURE TO PASS SB 570, WHICH WILL ALLOW THE MOBILE HOME COURT OWNER TO SEE THAT TENANTS CLEAN UP MOBILE HOME COURT SPACES, AND MAKE MOBILE HOME COURTS A DESIRABLE PLACE TO LIVE AGAIN.

	NAME	COURT NAME	SPACE NO
1.	Michelle Frasier	Diamond Estates	1413
2.	W.A. Clarke	Diamond Estate	1425
3.	Janice M. Billman	Diamond Estate	128
4.	Don W. Fisher	Diamond Estate	1005
5.	Wayne Cherry	Diamond Estate	304
6.	Cher Hagen	Diamond Estate	1431
7.	Francis Morrison Sr.	Diamond Estate	810
8.	W.F. Sparks	Diamond Estate	145
9.	Donna Van Indenburg	Diamond Estates	1498
10.	Emily McIsland	Diamond Estates	# 914
11.	Beverly Dixon	Diamond Estates	# 1476
12.	R. Kalita	Diamond Estates	# 611
13.	P. Gilbert	Diamond Estates	# 818
14.	Kris Kobbins	Diamond Estate	# 120
15.	K. A. Smith	DIAMOND ESTATE	# 1423
16.	B. Smith	Diamond Estate	# 841
17.	Lynn Evers	Diamond Estates	# 728
18.	Paul C. Schell	Diamond Estates	# 623
19.	Mrs. Mrs. J. Ranom	Diamond Estates	# 1109
20.	Beverly Peitz	Diamond Estates	# 1019
21.	Cheri Washburn	Diamond Estate	# 1031
22.	Stephanie (Waltman)	" "	# 836
23.	Mrs. Mrs. Huchie Lemley	Diamond Estates	# 108
24.	Yany O. Chene	Diamond Estate	# 1406
25.	Pyronne Guerra	Diamond Estate	
26.	Beverly McFadden	Diamond Estates	1465
27.	Frank M. Hays	Diamond Estates	# 221
28.	Viola Hart	Diamond Estate	SP 129
29.	Dorothy Ann Fry	Diamond Estate	# 1027
30.	Harold W. Owe	Diamond Estate	SP 1101

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	<u>NAME</u>	<u>COURT NAME</u>	<u>SPACE NO</u>
1.	Eryn Ramwater	Diamond Estates	608
2.	Carl W. Trice	" "	1001
3.	Allen A. Branner	" "	717
4.	Bob Lucena	" "	1401
5.	Torsten Dickard	" "	310
6.	Paul Matthews	" "	1451
7.	Ben Crowl	" "	1438
8.	Sudeth Walshenri	" "	412
9.	W.W. Anderson	" "	1468
10.	Gina (Bodcher)	Diamond Estates	724
11.	Mrs Paul Brinner	" "	547
12.	Conelia Glau		1317
13.	Alvin R. Howard	" "	808
14.	M. J. Jones	" "	1425
15.	Fred Jones	" "	1404
16.	Edith H. Keith	DIAMOND REALTY	148
17.	Antoinette W. W. W.	DIAMOND REALTY	521
18.	Carl U. Steclars	" "	548
19.	J. B. Jones	✓ -	839
20.	H. H. Brown	✓ -	813
21.	J. Davis	Diamond Estates	117
22.	Conelia Glau		414
23.	Karolyne Jones		812
24.	Mark Moore		1414
25.	Florian C. Stiles	Diamond Estates	1040
26.	Jan. Dee Perry	Diamond Estates	1210
27.	Pice Schindler	" "	1205
28.	Willie Boyd	" "	1325
29.	Karen Garcia	Diamond Estates	1130
30.	Karen J. Jones	" "	1112

WHEREAS THE STATE OF ALASKA ENACTED AS. 31.03.225 WHICH HANDICAPS MOBILE HOME COURT OWNERS IN SUCH A MANNER THAT IT IS CREATING JUNK YARDS OUT OF MOBILE HOME COURTS. WE THE UNDERSIGNED REQUEST THE ALASKA STATE LEGISLATURE TO PASS SB 570, WHICH WILL ALLOW THE MOBILE HOME COURT OWNER TO SEE THAT TENANTS CLEAN UP MOBILE HOME COURT SPACES, AND MAKE MOBILE HOME COURTS A DESIRABLE PLACE TO LIVE .GAIN.

	NAME	COURT NAME	SPACE NO
1.	Mrs. Richard Lombard	Alaska Village	# 333
2.	MARTIN Starn	"	# 79
3.	Larry Pote	"	# 56
4.	Delwayne Carson	"	# 105
5.	Donald J. Peters, Jr.	"	# 146
6.	Euben Wets	"	# 60
7.	Jerry Fleming	"	# 252
8.	Robert L. Liscinski	"	# 306
9.	James Tuel	"	# 224
10.	Dave Skellie	"	# 515
11.	Gary Wickell	"	# 97
12.	Deborah Watkins	"	# 408
13.	Chris Brooks	"	# 419
14.	Debi Lombard	"	# 158
15.	Arnold W. Nielsen	"	# 29
16.	Robin Len Leland	"	# 35
17.	Wendell	"	413
18.	Wiene Lutes	"	413
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STATE OF ALASKA
Inter-Department Route Slip

TO:
MAIL STATION NUMBER _____

DEPARTMENT Senator Ziegler

ATTENTION Chairman S. Gullerney

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| <input type="checkbox"/> Approval | <input type="checkbox"/> Note & Return |
| <input type="checkbox"/> Signature | <input type="checkbox"/> Initial & Return |
| <input type="checkbox"/> Comment | <input type="checkbox"/> Return As Requested |
| <input type="checkbox"/> Contact Me | <input type="checkbox"/> Return For Approval |
| <input type="checkbox"/> Prepare Reply | <input type="checkbox"/> Necessary Action |
| <input type="checkbox"/> For Your File | <input type="checkbox"/> Your Information |

Remarks:

FROM:
MAIL STATION NUMBER _____

DEPARTMENT Senator Bradley

BY _____ DATE _____



Alaska State Legislature
Senate

JUNEAU, ALASKA

TO: Senator Ziegler, Chairman,
and all members of the Senate Judiciary Committee

FROM: Senator Brad Bradley, Chairman
Senate Commerce Committee *Brad*

DATE: January 23, 1980

SUBJECT: Senate Bill 42

In consonance with my conversation with the Senate Judiciary Committee on January 22, enclosed please find a copy of Senate Bill 42, an amendment to Senate Bill 42, and the appropriate Statute (Sec. 34.03.225).

Enclosures

Amendment to Senate Bill 42:

Line 10: Section 1. AS 34.03.225 (3) is amended to read:

- (3) The mobile home dweller or tenant has violated a provision of the rent agreement or lease signed by both parties and not prohibited by this chapter or by law, including rent, terms of agreement, or other provisions covering the rights and obligations of the parties.

Sen. A. E. (Brad) Bradley

§ 34.03.225

ALASKA STATUTES SUPPLEMENT

§ 34.03.270

§ 34.03.230

Article 6. Landlord Remedies

Article

Section

225. Limitations on mobile home park operator's right to terminate

Sec. 34.03.230

Sec. 34.03.225. Limitations on mobile home park operator's right to terminate. A mobile home park operator may evict a mobile home or a mobile home park dweller or tenant only for one of the following reasons:

- (1) the mobile home dweller or tenant has defaulted in the payment of rent owed;
- (2) the mobile home dweller or tenant has been convicted of violating a federal or state law or local ordinance, and that violation is continuing and is detrimental to the health, safety or welfare of other dwellers or tenants in the mobile home park;
- * (3) the mobile home dweller or tenant has violated a ~~reasonable~~ rule or regulation properly established by the operator; and
- (4) a change in the use of the land comprising the mobile home park, or the portion of it on which the mobile home to be evicted is located; however, all dwellers or tenants so affected by a change in land use shall be given at least 90 days notice, or longer if a longer notice period is provided in a valid lease. (S 5 ch 138 SLA 1976)

Legislative committee report. — For am S (re-engrossed), see 1976 Senate report on ch. 138, SLA 1976 (SCS CSRB 29 Journal, p. 1368.

Sec. 34.03.240. Waiver of landlord's right to terminate.

Section is limitation on remedies of landlord. — Rather than giving a right or remedy to the tenant, this section acts as a limitation upon the remedies of the landlord. McCally v. Ficker, Sup. Ct. Op. No. 1335 (File No. 2611), 556 P.2d 535 (1976).

Rights which may be waived. — This section should be so interpreted that waiver of the "right to terminate" a rental agreement refers to rights which arise as a consequence of a breach, and does not concern rights of termination which exist regardless of whether or not a tenant

breached a condition of the agreement. McCally v. Ficker, Sup. Ct. Op. No. 1335 (File No. 2611), 556 P.2d 535 (1976).

Right to terminate month-to-month agreement not waived. — Since a landlord always has the right to terminate the month-to-month rental agreement with the tenant, even without cause, by giving a month's notice, he does not waive this right by accepting the late rental payment. McCally v. Ficker, Sup. Ct. Op. No. 1335 (File No. 2611), 556 P.2d 535 (1976).

Sec. 34.03.270. Remedy after termination.

Landlord could bring action for forcible entry and detainer seeking restitution of trailer space from tenants. — See McCally v. Ficker, Sup. Ct. Op. No.

1335 (File No. 2611), 556 P.2d 535 (1976). Quoted in McDowell v. Lemarduzzi, Sup. Ct. Op. No. 1212 (File No. 2413), 516 P.2d 1315 (1974).

This chapter tenancies... involving long... Ficker, Sup. Ct. Op. No. 2611, 556 P.2d... Month to month special class, or all provisions of Ficker, Sup. Ct. Op. No. 2611, 556 P.2d... Term "rental connection tenancies" defined in AS 3... embodying... concerning the dwelling unit agreement" is in connection tenancies. McCally v. Ficker, No. 1335 (File No. 2611), 556 P.2d 535 (1976).

AS 34.03.2... termination of... — The provision with the waiver terminate, do not has a right to terminating a McCally v. Ficker No. 2611), 556 P.2d 535 (1976).

Sec. 34.03.230

This section retaliation by conduct which the landlord. McCally v. Ficker, No. 1335 (File No. 2611), 556 P.2d 535 (1976).

The retaliation section is conduct which is and

Sec. 34.03.230

Term "rental connection tenancies" defined in agreements...