

HB

206

COMMITTEE REPORT

SENATE

2/5/82

Note

FURTHER:

Date: Apr 2, 1982

Mr. President:

The Committee on JUDICIARY has had CSHR 706 (Jud)

Termination of rental agreements of mobile home park dwellers and
tenants

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

MEMBERS HAVING
OTHER RECOM. ENDATIONS:

Ray H. Anderson, Public
Thomas J. ...

CHAIRMAN



Official Business

Alaska State Legislature

Senate

Committee on Judiciary

Pouch V
State Capitol
Juneau, Alaska 99811

MINUTES OF THE SENATE JUDICIARY COMMITTEE

OF

APRIL 19, 1982

Butrovich Committee Room, State Capitol Juneau, Alaska

Legislation Before Committee:

- HB 206 - "An Act relating to the termination of rental agreements of mobile home park dwellers and tenants."
- SB 863 - "An Act providing for the award of costs and attorney fees incurred by defendants acquitted of offenses and by individuals who prevail in certain state administrative proceedings; changing Rules 79 and 82, Rules of Civil Procedure; and providing for an effective date."
- HB 194 - "An Act relating to prisoner employment and correctional industries; and providing for an effective date."
- SJR 61 - Proposing amendments to the Constitution of the State of Alaska relating to appropriations and the retention, investment and expenditure of certain state revenues; and superseding the amendments proposed by Legislative Resolve No. 1, First Special Session of the Twelfth Legislature (FSS FCCS SJR 4).

The meeting of the Senate Judiciary Committee was called to order by Chairman Rodey at 1:35 P.M. Committee members present were: Senators Rodey, Parr, and Ray. Senators Anderson and Bennett were absent.

003 - Call to order.

008 - Chairman Rodey brought HB 206 before the committee.

027 - Rep. Mitch Abood, prime sponsor of HB 206, testified, addressing the need of trailer park owners to be able to evict trailer space renters that don't abide by court rules.

065 - Senator Ray asked for the bill in subcommittee, and promised to report back with the bill in several days.

084 - Ben Marsh, representing himself, testified in favor of the bill and gave the legislative history of legislation dealing with evicting trailer space renters.

268 - Ira Walker, representing himself, testified in favor of HB 206, stating that it is difficult to keep a cleanly court under current law. If there is junk present, AHFC will not finance trailers in junk courts.

334 - Paul Fry, representing himself, testified in favor of the bill also. He expressed his concern of having the word "reasonable" in the present language.

363 - Kathy Cruichshank, representing herself, testified in favor of the bill, stating that unsanitary conditions under current law are not controllable by park owners which brings the value of the parks down.

405 - Anita Thompson, representing herself, expressed the problems she was having collecting her rent. She was in favor of HB 206.

445 - Chairman Rodey directed that the bill be put in a subcommittee of one with Senator Ray.

454 - Chairman Rodey next brought HB 194 before the committee.

460 - Mr. Bruce explains the changes in committee substitute.

520 - Senator Parr moved the committee substitute to be adopted. There was no objection.

526 - Senator Anderson moved to pass CSHB 194 with individual recommendations. There was no objection.

535 - Chairman Rodey next brought SJR 61 before the committee.

537 - Lt. Governor, Terry Miller, testified in favor of SJR 61, expressing his support for this bill in place of SJR 4 which was passed last year. He stated three areas which should be addressed by the committee:

- 1.) Phasing in amendment.
- 2.) Issue of liquidity.
- 3.) Catastrophic drop in revenues.

620 - Senator Ray questions need for Section 26. He felt it cluttered up the Constitution.

635 - Lt. Gov. Miller stated that maybe it should be a transitional clause.

856 - Senator Dankworth, prime sponsor of the bill, testified in favor of the resolution, stating that it is far superior to SJR 4. He had no feeling on the Governor's amendment and left it up to the committee.

268 - Rep. Hugh Malone testified, agreeing with Senator Dankworth that SJR 4 is a bad idea. He addressed the questions of having "money" or "the balance" on Line 4, Page 2. He also asked what role the Legislature would play in determining the market rate.

286 - Rep. Malone stated that the Legislature should develop projections on liquidity of fund. re: 20% of fund may be appropriated.

534 - Ron Lear, Budget and Audit, answered questions from the committee members.

575 - Senator Ray asked what "capital projects" are, stating that this language is fairly restrictive. Suggested possibly using "capital improvements".

596 - SJR 61 returned to file until Wednesday's meeting.

713 - Chairman Rodey brought SB 863 before the committee.

715 - Senator Ray moved SB 863 be passed with individual recommendations. There was no objection.

719 - The meeting was adjourned at 2:55 P.M.

APR 21 1982
April 21, 1982

Honorable Pat Rodey, Chairman
Senate Judiciary Committee
Alaska State Legislature
Pouch V (MS 3100)
Juneau, Alaska 99811

Dear Senator Rodey:

The Alaska Trailer Court Association is worried about the outcome of House Bill 206 which was heard by the Judiciary Committee on Monday, April 19th. The bill was referred to Senator Ray who promised to return it within three (3) days.

We would urge you to follow up on this matter and make sure the bill is returned and reported out by the Committee. We would also like to be advised of the status of the bill and informed as to whether there are any changes.

We are mostly concerned that adjournment is now so close, and there is a possibility that the bill could die.

Sincerely,

Bernard L. Marsh
Executive Secretary, ATCA

BLM:ls

P.S.

Enclosed is a letter from a court manager to an owner that will be of interest to you.

Ms. Tena Pellack
702 West 42nd Avenue
Anchorage, Alaska 99503.

April 12, 1982

A. H. Bennett
Idle Wheels Court
1577 C Street, Suite 214
Anchorage, Alaska 99501

Dear Mr. Bennett:

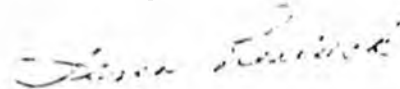
This letter is in regards to the present situation of collection of rent and enforcement of rules and regulations of Idle Wheels Trailer Court, 4300 Arctic Blvd., Anchorage, Alaska 99503.

I have found that in the past few months there are certain individuals that have fallen behind in payment of space rent at the court. It seems there is one individual in particular that is 12 months behind in his space rent (approximately \$2200.00) and refuses to pay. When I approached him about this matter he became rude and unruly. It seems I have no recourse, the laws being such that eviction is almost an impossibility. This tenant has set a precedent and some of the other tenants seem to be following suit.

At this point I am at a loss as how I am to be an effective Manager when I have no backing as far as the laws governing rights of landlords in this type of situation.

I would appreciate any ideas that you would have on solving this problem. You see, I have been a Manager of Idle Wheels Trailer Court for 15 years now and the situation seems to be getting worse and worse.

Sincerely,



Ms. Tena Pellack
Court Manager
Idle Wheels Trailer Court

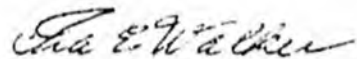
Copy + File
HB206

TO ALL LEGISLATORS:

Alaska Housing Finance Corporation's Memo 82-40 (copy attached), dated 7 April 1982, and addressed to the sellers and servicers of loans for mobile homes drastically affects all mobile home parks. This memo denies approval of mobile home courts by Alaska Housing Finance Corporation if we do not submit our financial statement, if we do not submit a budget, and if we do not agree to carry the mobile home in our park even if it is repossessed. It speaks nothing to any back rent that might be owed on the unit or any other problems that the court owner might have encountered with the unit. It does not give the court owner latitude in upgrading his park.

It must be remembered that AHFC is financing mobile homes, not mobile home parks; that the financial condition of the mobile home court is none of the AHFC's business and shouldn't be involved in the consideration for approval of loan to the buyer of the unit unless there is reason for the AHFC to believe that the court is on the verge of bankruptcy. Over the many years that mobile home courts have existed in the Anchorage area, we know of no mobile home court that has gone bankrupt or failed due to the lack of adequate financing.


We view that the AHFC's new stringent approval process is unnecessary and inappropriate and will put more new undue stress on the already insufficient number of spaces that now exist for mobile homes.



Ira E. Walker, President
Alaska Mobile Home Court Association

R.O. Box 1020, Anchorage, Alaska 99510

TO: All Seller/Serviceers

DATE: April 7, 1982
(Memo #82-40)FROM: LeRoy Rothe 
Mortgage Operations Director

Re: Mobile Home Park Approvals

Alaska Housing Finance Corporation will begin to institute a more stringent approval process for mobile home parks. This new approval process is to be effective immediately for all new applications submitted for approval. Mobile home parks that are currently approved through our office must submit an application, in compliance with the new approval process, no later than June 1, 1982. If a new park approval has not been granted by that date AHFC will not purchase existing homes or homes to be placed in a non-approved park.

The AHFC approval for acceptable mobile home parks will be issued on a case-by-case basis for a period of one year. At the end of the approval term a new application with all pertinent information (as shown below) is to be provided for renewal of approval.

The following information is to be provided with an application request to receive and/or maintain an approval status:

- 1.) Copy of park rules and/or a copy of the rental agreement being utilized by the park owner.
- 2.) Certification all park streets are maintained, i.e., snow removal done in a timely manner, pot holes repaired, spring/summer/fall grading maintenance.
- 3.) Certification that garbage disposal facilities are adequate and properly maintained.
- 4.) Abandoned vehicles towed away.
- 5.) A description of the number of units in the park, the number of units occupied and description of the exterior condition of the units.
- 6.) Acceptable health approvals, if applicable.
- 7.) Completed budget (see attached)
- 8.) Park owner to sign blanket agreement assuring right to leave a mobile home in the park, as long as the space rent is paid, if said unit is in a foreclosure status. (see attached)
- 9.) Photos of park.

Thank you for your cooperation with our office.

LR/la

Attachments

STATEMENT OF ANNUAL PARK INCOME & EXPENSES

FOR THE YEAR 19 _____

GROSS ANNUAL INCOME:

Rents: \$ _____

Other: _____

TOTAL INCOME: \$ _____

EXPENSES:

Office & Supplies _____

Telephone _____

Salaries/Fees _____

Legal & Audit _____

Utilities _____

Trash & Garbage _____

Snow Removal _____

Street Maintenance _____

Repairs _____

Real Estate Taxes _____

Other Taxes/Assessments _____

Insurance _____

TOTAL EXPENSES: \$ _____

NET \$ _____

AGREEMENT

I/WE, _____ OWNER/MANAGER
OF _____ MOBILE HOME PARK,
AGREE THAT ANY MOBILE HOME LOCATED IN THE ABOVE STATED PARK, FINANCED
BY ALASKA HOUSING FINANCE CORPORATION, MAY REMAIN IF THE UNIT IS IN A
FORECLOSURE STATUS WITH ALASKA HOUSING FINANCE CORPORATION AS LONG AS
ALL SPACE RENTS ARE KEPT IN A CURRENT STATUS,

By: _____

TITLE. _____

April 1, 1982

Honorable Pat Rodey
Chairman, Senate Judiciary Committee
Alaska State Legislature
State Capitol, Room 125
Juneau, Alaska 99801

Dear Senator Rodey:

This is to request an early hearing on House Bill 206, a bill dealing with mobile home court eviction restrictions. House Bill 206 has passed the House and been assigned to your committee where it has been for several weeks.

The Alaska Trailer Court Association will have witnesses in Juneau to testify when your committee hears the bill, and we have exhibits to demonstrate the harmful effect that has been caused by the unusual restrictions imposed on mobile home courts by the Landlord-Tenant Act. We consider this bill to be beneficial to tenants, because the current situation is detrimental to their living environment. Most of our witnesses will be tenants who strongly favor passage of the bill.

Please advise me a few days in advance of any hearing on the bill so I can arrange for our witnesses to get to Juneau.

Sincerely,



Bernard L. Marsh
Executive Secretary, ATCA

BLM:ls

~~274-3717~~

~~278-3615~~

[272-7077

*Called
4/12/82*

Alaska Trailer Court Associates

Denali Towers North
2550 Denali Street
Suite No. 1600
Anchorage, Alaska 99503

April 1, 1982

Honorable Pat Rodey
Chairman, Senate Judiciary Committee
Alaska State Legislature
State Capitol, Room 125
Juneau, Alaska 99801

Dear Senator Rodey:

The Mobile Home Court Association has for a number of years strived to change the Landlord-Tenant Act covering evictions from Mobile Home Courts. Twice the ~~change~~ has passed the Senate in the past. This time we took a different tact and had it introduced in the House by Mitch Abood. House Bill 206 now rests in your committee.

It was our understanding during the last election when we supported your candidacy that you favor the enactment of such legislation. We now request that you expedite House Bill 206 through your committee so it may pass the Senate during this session.

Sincerely,



Ira Walker
President
Alaska Trailer Court Association

IW:ls

determining whether a forfeiture should be reserved is the financial loss suffered by the parties. *Hendrickson v. Freericks*, Sup. Ct. Op. No. 2226 (File Nos. 4292, 4565, 4605), 620 P.2d 205 (1980).

Strict compliance not previously required. — It is a well-settled principle of law that where a landlord has led the tenant to believe that strict performance of a covenant will not be required, the landlord cannot thereafter demand forfeiture of the lease without first giving the tenant

notice that strict compliance with the terms of the lease will be demanded in the future. *Hendrickson v. Freericks*, Sup. Ct. Op. No. 2226 (File Nos. 4292, 4565, 4605), 620 P.2d 205 (1980).

A purchaser of a building had standing to enforce compliance with a preexisting lease when the seller had not reserved leasehold rights. *Hendrickson v. Freericks*, Sup. Ct. Op. No. 2226 (File Nos. 4292, 4565, 4605), 620 P.2d 205 (1980).

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. (§ 5 ch 138 SLA 1976)

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

NOTES TO DECISIONS

Evictions should be limited. — Because mobile home owners are thought to need more protection than do ordinary renters due to the fact that the general shortage of mobile home spaces places them in an unequal bargaining position which can lead to abuses by the landlord, and because eviction entails the expense of moving a mobile home which could result in a loss of equity in the mobile home, evictions permitted by paragraph (3) of this section should be limited to situations involving a substantial violation, inuring to the harm of other tenants, of a properly established and reasonable park rule or regulation. *Osness v. Dimond Estates, Inc.*, Sup. Ct. Op. No. 2150 (File Nos. 4192,

4193), 615 P.2d 605 (1980).

Paragraph (3) of this section expressly requires material noncompliance. *Osness v. Dimond Estates, Inc.*, Sup. Ct. Op. No. 2150 (File Nos. 4192, 4193), 615 P.2d 605 (1980).

Scope of reasonable park rules. — Where no contrary, special meaning for a term had ever been included in any park rules, nor communicated in any way to the tenants, such special meaning could not be regarded as a part of a "properly established" rule under paragraph (3) of this section. *Osness v. Dimond Estate, Inc.*, Sup. Ct. Op. No. 2150 (File Nos. 4192, 4193), 615 P.2d 605 (1980).

SENATOR
PATRICK M. RODEY
3271 MONTILAIRE COURT
ANCHORAGE, AK 99503



HB 206
SENATE MAJORITY LEADER
CHAIRMAN
SENATE JUDICIARY COMMITTEE
CHAIRMAN
SENATE SPECIAL COMMITTEE
ON BANKING

ALASKA STATE LEGISLATURE

POUCH V
JUNEAU, ALASKA 99811
(907) 465-3717

April 6, 1982

Mr. Ira Walker
President
Alaska Trailer Court Association
Denali Towers North
2550 Denali Street
Suite No. 1600
Anchorage, AK 99503

Dear Mr. Walker:

Thank you for your letter of April 21, regarding HB 206, "An Act relating to the termination of rental agreements of mobile home park dwellers and tenants."

I am happy to inform you that HB 206 was passed from the Judiciary Committee on Friday, April 23. Currently this legislation is in Senate Rules Committee, chaired by Senator Kelly. I do expect the Senate to approve this measure before adjournment and assure you that I will vote for its passage when it is before the full Senate.

Your comments are appreciated.

Kindest regards,

A handwritten signature in cursive script, appearing to read "Pat", written in dark ink.

Patrick M. Rodey
Senator

PMR/ds

WALDEC ENTERPRISES, INC.
6208 Staedem Drive
Anchorage, Alaska 99504
(907) 333-6025

MAYFLOWER CIRCLE PARK
MARSWALK AUTOMOTIVE SERVICE CENTER
SCHOWENWALD CONSTRUCTION
RENTALS

21 April 1982

Senator Pat Rodey
Alaska State Senate
Pouch V
Juneau, Alaska 99811

Dear Senator Rodey,

To say the least, I was disappointed in the testimony given before your committee on House Bill 206. I think all of our testimony fell flat, especially that of the tenants.

The major concern of the park owners is that the lifestyle of the tenants is deteriorating because a few tenants refuse to clean up in order to make the park look other than a junk yard. As you well know, the word "reasonable" in the condition of eviction contained in the signed rental agreements makes it impossible for us to prevail very often in court.

It is our tenants for which we have the greatest concern and we certainly want to continue improvement and upgrading of our parks so that our tenants, who happen to be our bread and butter, will have a better place in which to live.

It is our hope that Senator Ray doesn't find a need to make changes; that he will return the bill to your committee so that it can be moved forward for floor action without amendment and that our years of effort will bear fruit this session.

Kindest regards.

Sincerely yours,


Ira E. Walker

President
Mobile Home Court Owners' Association

I AS MY AIDE TOLD YOU ~~THE~~ ~~BILL~~ HB 206 WAS MOVED FROM COMMITTEE ON FRIDAY, APRIL 23RD.

I EXPECT THE SENATE TO APPROVE THE MEASURE BEFORE WE ADJOURN.

SENATOR
PATRICK M. RODEY
3271 MCINTYRE COURT
ANCHORAGE, AK 99503



SENATE MAJORITY LEADER
CHAIRMAN
SENATE JUDICIARY COMMITTEE
CHAIRMAN
SENATE SPECIAL COMMITTEE
ON BANKING

ALASKA STATE LEGISLATURE

POUCH V
JUNEAU, ALASKA 99811
(907) 465-3717

March 2, 1982

Mr. Thomas E. Carey
President
Carey Homes, Inc.
3317 Mountain View Drive
Anchorage, AK 99503

Dear Mr. Carey:

I appreciate your contacting me with your concerns regarding HB 206, relating to the termination of rental agreements of mobile home park dwellers and tenants.

The Judiciary Committee is currently in the process of hearing testimony on Senate bills which are before the Committee. As I am aware of the importance of HB 206, you may rest assured that I will schedule this legislation to be heard by the Committee as expeditiously as possible.

Again, thank you for informing me of your views.

Kindest regards,

A handwritten signature in cursive script that reads "Pat".

Patrick M. Rodey
Senator

PMR/ds

*Just Comm
files*

HB 206
TELEGRAM

ALASCOM, INC.
PHONE: 586-6442
JUNEAU, AK 99802

#

02013 POM ANCHORAGE ALASKA 15 02-23 0950A AST

PMS SEN PAT RODEY

JUNEAL

PLEASE GET HB206 OUT OF YOUR COMMITTEE.

TIM AND DIANE HAMPTON ARTESIAN TRAILER PARK

SRA BOX 34R

ANCHORAGE AK 99507

#

TELEGRAM

ALASCOM, INC.
PHONE: 586-6442
JUNEAU, AK 99802

In Judiciary
HB 206

#

02264 NL ANCHORAGE ALASKA 50 02-24 1540P AST

PMS SEN PAT RODEY

JUNEAU **2121**

WE WANT TO HAVE HB206 MOVED OUT OF THE COMMITTEE. WE NEED HELP
TO CLEAN UP OUR COURTS.

THOMAS E CAREY PRESIDENT

CAREY HOMES INC

HB 506

Jul Comm files

TELEGRAM

ALASCOM INC.
PHONE: 555-6442
MINN. U. AK 99802

02015 POM ANCHORAGE ALASKA 15 02-23 1025A AST

PMS SEN PAT RODEY

JUNEAU

DIMOND ESTATES MOBILE HOME PARK OWNERS WOULD APPRECIATE YOUR
ATTENTION TO HB206 THROUGH COMMITTEE

DIMOND ESTATES TRAILER PARK

1200 WEST DIMOND BLVD

ANCHORAGE ALASKA 99502

SENATOR
PATRICK M. RODEY
3271 MONTCLAIRE COURT
ANCHORAGE, AK 99503



SENATE MAJORITY LEADER
CHAIRMAN
SENATE JUDICIARY COMMITTEE
CHAIRMAN
SENATE SPECIAL COMMITTEE
ON BANKING

ALASKA STATE LEGISLATURE

POUCH V
JUNEAU, ALASKA 99811
(907) 465-3717

March 2, 1982

Mr. Gene Roselius
1616 Medfra Street
Anchorage, AK 99501

Dear Mr. Roselius:

I appreciate your contacting me with your concerns regarding HB 206, relating to the termination of rental agreements of mobile home park dwellers and tenants.

The Judiciary Committee is currently in the process of hearing testimony on Senate bills which are before the Committee. As I am aware of the importance of HB 206, you may rest assured that I will schedule this legislation to be heard by the Committee as expeditiously as possible.

Again, thank you for informing me of your views.

Kindest regards,

A handwritten signature in cursive script that reads "Pat".

Patrick M. Rodey
Senator

PMR/ds

FAR NORTH TRAILER PARKS

Gene Roselius (owner)

1616 Medtra

Anchorage, Alaska

99501

Anchorage Alaska

Feb 23, 1982

Senator Pat Rodey
Juneau Alaska

Dear Senator Rodey:

I am a 30 year resident of Anchorage and have been in the Mobilehome Park Business for 26 yrs. It is becoming more difficult to stay in business each year, even though I do operate a good clean Park

would certainly appreciate any help you can give us to get H.B. 206. "Out of Committee"

Sincerely,

Gene Roselius

1616 Medtra St

Anchorage AK 99501

SENATOR
PATRICK M. RODEY
3271 MCINTLAIRE COURT
ANCHORAGE, AK 99503



HB 206
SENATE MAJORITY LEADER
CHAIRMAN
SENATE JUDICIARY COMMITTEE
CHAIRMAN
SENATE SPECIAL COMMITTEE
ON BANKING

ALASKA STATE LEGISLATURE

POUCH V
JUNEAU, ALASKA 99811
(907) 465-3717

March 2, 1982

Mr. Robert Slater
Glencaren Mobile Home Park
2221 Muldoon Road
Anchorage, AK 99504

Dear Mr. Slater:

I appreciate your contacting me with your concerns regarding HB 206, relating to the termination of rental agreements of mobile home park dwellers and tenants.

The Judiciary Committee is currently in the process of hearing testimony on Senate bills which are before the Committee. As I am aware of the importance of HB 206, you may rest assured that I will schedule this legislation to be heard by the Committee as expeditiously as possible.

Again, thank you for informing me of your views.

Kindest regards,

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Patrick M. Rodey
Senator

PMR/ds

TELEGRAM

ALASCOM, INC.
PHONE: 586-6442
JUNEAU, AK 99802

Mr. Judiciary

HB206

#

02265 NL ANCHORAGE ALASKA 50 02-24 1540P AST

PMS SEN PAT RODEY

JUNEAU **2122**

WE WANT TO HAVE HB206 MOVED OUT OF THE COMMITTEE. WE NEED HELP
TO CLEAN UP OUR COURTS.

ROBERT SLATER

GLENCAREN MOBILE HOME PARK

SENATOR
PATRICK M. RODEY
3271 MONTCLAIRE COURT
ANCHORAGE AK 99503



SENATE MAJORITY LEADER
CHAIRMAN
SENATE JUDICIARY COMMITTEE
CHAIRMAN
SENATE SPECIAL COMMITTEE
ON BANKING

ALASKA STATE LEGISLATURE
POUCH V
JUNEAU, ALASKA 99811
(907) 465-3717

April 7, 1982

Mr. Bernard L. Marsh
Executive Secretary
Alaska Trailer Court Association
Denali Towers
2550 Denali Street
Suite No. 1600
Anchorage, AK 99503

Ben

Dear Mr. Marsh:

Thank you for your letter regarding HB 206, "An Act relating to the termination of rental agreements of mobile home park dwellers and tenants."

I do support this legislation which would change subsection 3 of Sec. 34.03.225 to allow evictions from Mobile Home Parks if there were to be a violation of a provision in the rental agreement or lease signed by both parties and not prohibited by law.

As the Judiciary Committee is currently in the process of addressing Senate legislation of high priority, I have been unable to schedule HB 206 for hearing. I do, however, plan to schedule this bill within the next two weeks.

I appreciate your contacting me with your concerns and can assure you that I will vote for passage of this legislation when it is before my committee.

Kindest regards,

Pat

Patrick M. Rodey
Senator

PMR/ds

April 1, 1982

Honorable Pat Rodey
Chairman, Senate Judiciary Committee
Alaska State Legislature
State Capitol, Room 125
Juneau, Alaska 99801

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Please advise me a few days in advance of any hearing on the bill so I can arrange for our witnesses to get to Juneau.

Sincerely,



Bernard L. Marsh
Executive Secretary, ATCA

BLM:ls

274-3717

278-3615

[272-7077

*called
4/12/82*

SENATOR
PATRICK M. RODEY
3271 MONTCLAIRE COURT
ANCHORAGE, AK 99503



SENATE MAJORITY LEADER
CHAIRMAN
SENATE JUDICIARY COMMITTEE
CHAIRMAN
SENATE SPECIAL COMMITTEE
ON BANKING

ALASKA STATE LEGISLATURE
POUCH V
JUNEAU, ALASKA 99811
(907) 465-3717

April 6, 1982

Ms. Ira Walker
President
Alaska Trailer Court Association
Denali Towers North
2550 Denali Street
Suite No. 1600
Anchorage, AK 99503

Dear Ms. Walker:

Thank you for your letter of April 1, regarding HB 206, "An Act relating to the termination of rental agreements of mobile home park dwellers and tenants."

It is true that I do favor this legislation which would change subsection 3 of Sec. 34.03.225 to allow evictions from Mobile Home Parks if there were to be a violation of a provision in the rental agreement or lease signed by both parties and not prohibited by law.

As the Judiciary Committee is currently in the process of addressing Senate legislation of high priority, I have been unable to schedule HB 206 for hearing. I do, however, plan to schedule this bill within the next two weeks.

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Patrick M. Rodey
Senator

PMR/ds

Alaska Trailer Court Associates

Denali Towers North
2550 Denali Street
Suite No. 1600
Anchorage, Alaska 99503

April 1, 1972

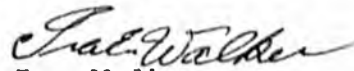
Honorable Pat Rodey
Chairman, Senate Judiciary Committee
Alaska State Legislature
State Capitol, Room 125
Juneau, Alaska 99801

Dear Senator Rodey:

The Mobile Home Court Association has for a number of years strived to change the Landlord-Tenant Act covering evictions from Mobile Home Courts. Twice the change has passed the Senate in the past. This time we took a different tact and had it introduced in the House by Mitch Abood. House Bill 206 now rests in your committee.

It was our understanding during the last election when we supported your candidacy that you favor the enactment of such legislation. We now request that you expedite House Bill 206 through your committee so it may pass the Senate during this session.

Sincerely,



Ira Walker
President
Alaska Trailer Court Association

IW:ls

SENATOR
PATRICK M. RODEY
MONTCLAIRE COURT
ANCHORAGE, AK 99503



116-204
SENATE MAJORITY LEADER
CHAIRMAN
SENATE JUDICIARY COMMITTEE
CHAIRMAN
SENATE SPECIAL COMMITTEE
ON BANKING

ALASKA STATE LEGISLATURE

POUCH V
JUNEAU, ALASKA 99811
(907) 465-3717

April 23, 1982

Leigh Brooks
1105 E 17th Ave
Anchorage, AK 99501

Dear Leigh:

I appreciate your contacting me with your concern regarding HB 206, relating to the termination of rental agreements of mobile home park dwellers and tenants.

HB 206 is currently in a Judiciary sub-committee, chaired by Senator Ray. Senator Ray is expected to report the bill back to the committee within the next few days. I do support this legislation and will vote for its passage when it is before the committee and when it reaches the Senate floor.

Again, thank you for informing me of your views.

Kindest regards,

A handwritten signature in cursive script that reads "Pat".

Patrick M. Rodey
Senator

PMR/ds

TELEGRAM

ALSCOM, INC.

PHONE: 586-6442

BUREAU, AK 99802

#

02090 POM ANCHORAGE AK 15 04-22 0800A AST

PMS SEN PAT RODEY

JU..EAU

SUPPORT HB206 AS WRITTEN.

LEIGH BROOKS

1105 E 17TH AVE

ANCHORAGE 99501

SENATOR
PATRICK M. RODEY
271 MONTCLAIRE COURT
ANCHORAGE, AK 99503



SENATE MAJORITY LEADER
CHAIRMAN
SENATE JUDICIARY COMMITTEE
CHAIRMAN
SENATE SPECIAL COMMITTEE
ON BANKING

ALASKA STATE LEGISLATURE

POUCH V
JUNEAU, ALASKA 99811
(907) 465-3717

April 23, 1982

Laverne Brooks
4751 Kent Street
Anchorage, AK 99503

Dear Laverne:

I appreciate your contacting me with your concerns regarding HB 206, relating to the termination of rental agreements of mobile home park dwellers and tenants.

HB 206 is currently in a Judiciary sub-committee, chaired by Senator Ray. Senator Ray is expected to report the bill back to the committee within the next few days. I do support this legislation and will vote for its passage when it is before the committee and when it reaches the Senate floor.

Again, thank you for informing me of your views.

Kindest regards,

A handwritten signature in cursive script that reads "Pat".

Patrick M. Rodey
Senator

PMR/ds

TELEGRAM

ALASCOM, INC.
PHONE: 586 6442
JUNEAU, AK 99802

#

02077 POM ANCHORAGE AK 15 04-22 0800A AS:

PMS SEN PAT RODEY

JUNEAU

SUPPORT HB206 AS WRITTEN.

LIVERNE BROOKS

4751 KENT ST

ANCHORAGE 99503

*Denigration of rental
agreements*

S. Summary

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SENATOR
PATRICK M. RODEY
271 MONTCLAIRE COURT
ANCHORAGE, AK 99503



SENATE MAJORITY LEADER
CHAIRMAN
SENATE JUDICIARY COMMITTEE
CHAIRMAN
SENATE SPECIAL COMMITTEE
ON BANKING

ALASKA STATE LEGISLATURE

POUCH V
JUNEAU, ALASKA 99811
(907) 465-3717

April 23, 1982

Robin Miller
4300 E 4th Ave.
Anchorage, AK 99501

Dear Robin:

I appreciate your contacting me with your concerns regarding HB 206, relating to the termination of rental agreements of mobile home park dwellers and tenants.

HB 206 is currently in a Judiciary sub-committee, chaired by Senator Ray. Senator Ray is expected to report the bill back to the committee within the next few days. I do support this legislation and will vote for its passage when it is before the committee and when it reaches the Senate floor.

Again, thank you for informing me of your views.

Kindest regards,

A handwritten signature in cursive script, appearing to read "Pat".

Patrick M. Rodey
Senator

PMR/ds

TELEGRAM

ALASCOM, INC.

PHONE: 586-6442

JUNEAU, AK 99802

#

02089 POM ANCHORAGE AK 15 04-22 0800A AST

P.S. SEN PAT RODEY

JUNEAU

~~SUPPORT HB206 AS WRITTEN.~~

ROBIN MILLER

4300 E 4TH AVE

ANCHORAGE 99501