	Sende JOINT DESOLUTION NO. 19/ 2/7
1	
2	INTRODUCED BY Auchap Calland Malligan
3	
4	A JOINT RESOLUTION OF THE SENATE AND THE HOUSE OF REPRESENTATIVES OF THE STATE OF
5	MONTANA REQUESTING AN INTERIM COMMITTEE TO STUDY LANDLORD AND TENANT DISPUTES IN
6	MOBILE HOME PARKS AND IN OTHER RENTAL SITUATIONS; REQUESTING THAT THE COMMITTEE
7	INVESTIGATE CAUSES OF AND POSSIBLE SOLUTIONS TO THE AFFORDABLE HOUSING SHORTAGE IN
8	MONTANA; AND PROVIDING FOR A REPORT OF FINDINGS AND RECOMMENDATIONS TO THE 56TH
9	LEGISLATURE.
10	
11	WHEREAS, the rental vacancy rate in Montana is among the lowest in the nation; and
12	WHEREAS, approximately 19% of Montana's population lives in manufactured or mobile homes,
13	and 80% of the new housing units created between 1980 and 1990 were manufactured or mobile homes;
14	and
15	WHEREAS, the property rights of mobile home park owners and the home owners renting space
16	in the parks often conflict; and
17	WHEREAS, disputes between landlords and tenants take up a significant amount of Justice's and
18	District Courts' resources; and
19	WHEREAS, considerable legislative time and resources are dedicated to attempts to resolve
20	landlord-tenant problems through changes in statute; and
21	WHEREAS, efforts to mediate disputes between landlords and tenants have met with limited
22	success; and
23	WHEREAS, other states have adopted legislation that is aimed at resolving disputes between
24	andlords and tenants while protecting the rights of both parties; and
25	WHEREAS, members of the Montana Legislature have introduced bills during the 1997 session to
26	expand the resources available for dispute resolution, but none have been adopted.
27	
28	NOW, THEREFORE, BE IT RESOLVED BY THE SENATE AND THE HOUSE OF REPRESENTATIVES OF THE
29	STATE OF MONTANA:
30	That an appropriate interim committee be assigned to:



5J19 INTRODUCED BILL

٠

55th Legislature

LC1432.01

(1) identify the conditions that contribute to disputes between landlords and tenants and the
 barriers to resolving those disputes;

3 (2) examine mobile home park rules and evaluate their enforcement for fairness and consistency;

(3) consider the special conditions that exist in mobile home parks where tenants are home owners
 with property rights that may conflict with the property rights of the park owner;

6 (4) research and evaluate the methods adopted in other states to address landlord-tenant conflicts
7 and protect the rights of both parties;

8 (5) explore practical methods of preventing and resolving disputes between landlords and tenants;
9 and

(6) examine the shortage of affordable housing in Montana as a factor impacting landlord-tenant
 relations and identify the reasons for the shortage and possible solutions to the shortage.

BE IT FURTHER RESOLVED, that the interim committee seek information and input from the Department of Commerce, the Department of Justice, other relevant Executive Branch agencies, individual and organized tenants and landlords, and other interested persons before reaching final conclusions and making recommendations for legislative action.

16 BE IT FURTHER RESOLVED, that the committee report its findings, conclusions, and 17 recommendations, including drafts of suggested legislation, if warranted, to the 56th Legislature.

18

-END-

INTRODUCED BY Bichap Stratton NO. 19 1 2 3

A JOINT RESOLUTION OF THE SENATE AND THE HOUSE OF REPRESENTATIVES OF THE STATE OF
MONTANA REQUESTING AN INTERIM COMMITTEE TO STUDY LANDLORD AND TENANT DISPUTES IN
MOBILE HOME PARKS AND IN OTHER RENTAL SITUATIONS; REQUESTING THAT THE COMMITTEE
INVESTIGATE CAUSES OF AND POSSIBLE SOLUTIONS TO THE AFFORDABLE HOUSING SHORTAGE IN
MONTANA; AND PROVIDING FOR A REPORT OF FINDINGS AND RECOMMENDATIONS TO THE 56TH
LEGISLATURE.

10

11 WHEREAS, the rental vacancy rate in Montana is among the lowest in the nation; and

12 WHEREAS, approximately 19% of Montana's population lives in manufactured or mobile homes, 13 and 80% of the new housing units created between 1980 and 1990 were manufactured or mobile homes;

14 and

15 WHEREAS, the property rights of mobile home park owners and the home owners renting space 16 in the parks often conflict; and

WHEREAS, disputes between landlords and tenants take up a significant amount of Justice's and
District Courts' resources; and

WHEREAS, considerable legislative time and resources are dedicated to attempts to resolve
 landlord-tenant problems through changes in statute; and

21 WHEREAS, efforts to mediate disputes between landlords and tenants have met with limited 22 success; and

23 WHEREAS, other states have adopted legislation that is aimed at resolving disputes between 24 landlords and tenants while protecting the rights of both parties; and

25 WHEREAS, members of the Montana Legislature have introduced bills during the 1997 session to 26 expand the resources available for dispute resolution, but none have been adopted.

27

28 NOW, THEREFORE, BE IT RESOLVED BY THE SENATE AND THE HOUSE OF REPRESENTATIVES OF THE

29 STATE OF MONTANA:

30

That an appropriate interim committee be assigned to:



SECOND READING

55th Legislature

LC1432.01

1 (1) identify the conditions that contribute to disputes between landlords and tenants and the 2 barriers to resolving those disputes;

3 (2) examine mobile home park rules and evaluate their enforcement for fairness and consistency;

4 (3) consider the special conditions that exist in mobile home parks where tenants are home owners
5 with property rights that may conflict with the property rights of the park owner;

6 (4) research and evaluate the methods adopted in other states to address landlord-tenant conflicts
7 and protect the rights of both parties;

8 (5) explore practical methods of preventing and resolving disputes between landlords and tenants;
9 and

(6) examine the shortage of affordable housing in Montana as a factor impacting landlord-tenant
 relations and identify the reasons for the shortage and possible solutions to the shortage.

BE IT FURTHER RESOLVED, that the interim committee seek information and input from the Department of Commerce, the Department of Justice, other relevant Executive Branch agencies, individual and organized tenants and landlords, and other interested persons before reaching final conclusions and making recommendations for legislative action.

16 BE IT FURTHER RESOLVED, that the committee report its findings, conclusions, and 17 recommendations, including drafts of suggested legislation, if warranted, to the 56th Legislature.

18

-END-