

MINUTES

**MONTANA SENATE
53rd LEGISLATURE - REGULAR SESSION**

COMMITTEE ON BUSINESS & INDUSTRY

Call to Order: By J.D. Lynch, Chair, on March 24, 1993, at 10:00 a.m.

ROLL CALL

Members Present:

Sen. J.D. Lynch, Chair (D)
Sen. Chris Christiaens, Vice Chair (D)
Sen. John Brenden (R)
Sen. Betty Bruski-Maus (D)
Sen. Delwyn Gage (R)
Sen. Ethel Harding (R)
Sen. Ed Kennedy (D)
Sen. Terry Klampe (D)
Sen. Francis Koehnke (D)
Sen. Kenneth Mesaros (R)
Sen. Doc Rea (D)

Members Excused: Senator Tom Hager

Members Absent: Senator Bill Wilson

Staff Present: Bart Campbell, Legislative Council
Kristie Wolter, Committee Secretary

Please Note: These are summary minutes. Testimony and discussion are paraphrased and condensed.

Committee Business Summary:

Hearing: HB 94, HB 422, HB 509, HB 575
Executive Action: HB 509

HEARING ON HB 575

Opening Statement by Sponsor:

Representative Roger Debruycker, House District 13, stated HB 575 which addresses farm mutual insurance. He stated the proponents would explain HB 575 further.

Proponents' Testimony:

Herb Tavshaw, Montana Association of Mutual Insurance Companies, stated HB 575 would update the insurance codes. He stated HB 575 would allow for investment changes. Mr. Tavshaw stated one of the investments which will be allowed would be corporate bonds which are rated 8.3% or better. He stated investment in corporate bonds may not exceed 20% of total assets of the mutual insurer and no more than 5% of the assets of the mutual insurer may be invested with one corporation. Mr. Tavshaw stated the other investment which is included in HB 575 would be money market funds. He stated the money market funds are necessary because there are large amounts of money which are sitting in checking accounts and not earning any interest. He stated the Mutual Insurance Companies would like to make some interest off the money in those accounts until the time the money can be reinvested.

Willy Day stated HB 575 would allow the farm mutuals to have more flexibility in the investment of their funds. He stated there was a substantive change on page 2 which was recommended by the commissioner.

Bill Lombardi, State Auditors Office, stated his support of HB 575. He stated HB 575 would permit farm mutual insurers to invest in money market funds and high grade corporate bonds. He stated HB 575 would bring the law into concurrence with the current investment world. Mr. Lombardi stated HB 575 would increase the underwriting authority of farm mutual insurers. He stated HB 575 would remove the need for the Commissioner of insurance to approve any investment decisions.

Opponents' Testimony:

None.

Questions From Committee Members and Responses:

Senator Brenden asked Mr. Day if the mutuals being addressed were the same as the Dagmar Insurance Agency. Mr. Day stated he was not familiar with Dagmar Insurance, but he stated it is a farm mutual which is limited in the type of insurance they supply.

Senator Gage asked Bart Campbell if there was a legal definition of "rural". Mr. Campbell stated he would check and relay the information he found.

Senator Rea asked Mr. Tavshaw why HB 575 was limiting the investments to money market funds. Mr. Tavshaw stated the limitation was a suggestion by the Auditor for guaranteed returns.

Senator Christiaens asked Mr. Tavshaw if a person would have to be a member of a farm mutual to gain the benefits of the mutual

funds. Mr. Tavshaw stated a person would have to be a member. Senator Christiaens asked Mr. Tavshaw if HB 575 would change the requirements that a person no longer has to be a farmer to belong to a farm mutual. Mr. Tavshaw stated HB 575 would change the membership requirements. He stated the language changed "farm" to "rural".

Senator Christiaens asked Mr. Tavshaw how the mutuals are investing their money currently. Mr. Tavshaw stated the funds are invested in CD's and T-bills. Senator Christiaens asked if the investments were according to liquidity. Mr. Tavshaw stated liquidity was a factor in order to cover premium losses.

Closing by Sponsor:

Representative DeBruycker closed on HB 575 stating it would allow mutuals to invest in different markets and would also change "farm" to "rural". He stated the reason for the change in language was to allow for areas which are rural and not classified as farms to be included in farm mutuals.

HEARING ON HB 94

Discussion:

Senator Lynch announced the hearing on HB 94 was an informal hearing. He stated HB 94 had almost gotten killed on the floor of the Senate. He stated this informal hearing was to answer some questions on HB 94. Senator Lynch stated the questions were:

1. Is HB 94 better than the present law?
2. What are the changes to the present law?
3. Does HB 94 limit the participation of legislators in lobbying activities? ie; a luncheon.
4. Are there any problems with the present law which the legislators are not aware of?

Informational Testimony:

Representative Hal Harper, House District 44, stated HB 94 was better than the present law. He stated HB 94 would allow for legislators to attend lobbying activities and these activities would be covered more appropriately than they are in the present law. He stated there are problems with the current law and that was why HB 94 was introduced. Representative Harper stated the present law combines all public officers and employees with the legislators. He stated the law provides the legislators cannot

accept anything of value if they think it would, in any way, influence their vote. He stated HB 94 would clarify the lobbyists actions of buying lunch or dinner, etc., to discuss issues with the legislators. Representative Harper stated HB 94 separated the section dealing with legislators from the section which addresses other public officers and employees. He stated the subcommittee removed the \$50 limitation on a gift and inserted language which would address the issue. He stated the new language would "weed out" any improper payment, bribe or gift and ensure the purpose of a gift. Referring to subsection 2, page 4, Representative Harper stated any official activity which entails travel is covered. He stated campaign contributions are excluded from HB 94. Referring to page 4, line 24, he stated if there is a conflict created by a financial interest, it must be disclosed. He stated in order for a legislator to have a conflict of interest, it must effect him or her personally. He stated if a bill effects a "class" of people (farmers, contractors) then the Legislators do not have a conflict of interest.

Representative Dave Brown, House District 72, stated there had been no problems with the Legislators in Montana. He stated there have been problems in other states and HB 94 was a preventive measure. He stated the most important part of HB 94 was section 3, and he felt it should be saved if nothing else is saved. He stated the lobbying system is a weak system and needs to be strengthened and clarified. Representative Brown stated the Joint Rules Committee will establish a procedure for how a conflict is disclosed or for abstaining by a Legislator. He reviewed section 2 of HB 94 with the Committee.

Questions From Committee Members and Responses:

Senator Lynch stated the arguments on the Senate floor were that lobbyists buy lunch, dinner, etc., to show a legislator why they would want to vote a certain way. He stated under section E, the interpretation is those lunches and gifts are illegal because they are intending to influence judgment. Representative Brown stated HB 94 would apply the "reasonableness" standard to the lobbyists actions and the legislators' acceptance of those actions. Representative Brown stated the question should be whether the lobbyists are trying to buy a vote with the gift. Senator Lynch stated the lobbyists are always trying to influence judgment and not "buy a vote".

Senator Lynch asked how a charge against a legislator would be defended. Representative Brown stated charges would not be filed frivolously without substantial support. He stated there should be more faith in the system. He stated the offense would have to be blatant and obvious.

Senator Lynch stated there was a suggested amendment that the word "improper" be inserted on line 21 between "to" and

"influence". Representative Brown and Representative Harper stated the first amendment was acceptable. Senator Lynch then suggested the word "substantial" should be continued through HB 94 when referring to gifts and gratuities. Representative Harper stated he had no objections to the addition of the word "substantial".

Referring to 1(d), Senator Klampe asked about the language. He stated he felt it was not clear. Representative Harper stated the language refers to the whole section and not just the section under 1(d).

Senator Christiaens asked what the legal interpretation of "reasonable" was. Bart Campbell stated "reasonable" was ruled on according to the facts and was on a case-by-case basis.

Senator Brenden asked about the rules regarding "classes" of people and personal interests. Senator Lynch stated a bill has to effect a person almost exclusively or effect a class with which a person is closely related to or works for.

Senator Mesaros asked Representative Brown if the personal interest has to be narrowed down to a given period of time when the legislation is being addressed. Representative Brown stated if something evolves at a later date which had no previous connection to the legislation, then it is excluded.

Senator Bruski-Maus stated she had carried a bill regarding gas wells and one of the Representatives excused himself from voting on the bill because he owned interest in gas wells. She then asked Representative Brown if the personal interest rule would apply to that Representative. Representative Brown stated the rule probably did not apply to him, and he did not have to excuse himself from the vote.

Senator Gage stated he had a concern with the effecting of an entire membership of a class. Representative Brown stated the personal interest clause only comes into effect if the legislation effected the legislator by an increase in compensation which was more than the rest of a "class".

Senator Lynch thanked Representative Brown and Representative Harper for clarifying the problems and questions which had been brought up on the Senate floor.

HEARING ON HB 422

Opening Statement by Sponsor:

Representative Don Larson, House District 65, stated HB 422 would establish standards for the adoption of mobile home park rules. He stated HB 422 would also institute rules by which a mobile home association can be formed. He supplied proposed amendments

to HB 422 and reviewed them with the Committee (Exhibit #1).

Proponents' Testimony:

Cindy Muree, Travois Village, Missoula, supplied the Committee with a packet of information on HB 422 (Exhibit #2). She stated there is a need to amend the landlord/tenant act to accommodate the number of residents who live in mobile homes.

Lloyd Anderson, East Helena, Montana, stated his support of HB 422.

Lela DeCock, Belgrade, Montana, stated her support of HB 422. She stated mobile home owners deserve the same rights as renters. She stated the mobile home owners also deserve consistency in the rules. She stated HB 422 would ask for fair, written rules which apply to everyone equally.

Ron Graft, Missoula, Montana, stated his support of HB 422. He stated the deleted language of pages 6 and 7, section 3, would make it mandatory to invite the mobile home park landlord to the mobile home court association's meetings. He stated the landlord being present would inhibit the meeting and communications of the members.

Klaus Sitte, Attorney, Montana Legal Services Association, stated his support of HB 422. He stated the Landlord/Tenant Act needs revision for the changing housing needs in Montana. He stated the tenants of trailer parks need the ability to organize their forces and to improve their living conditions.

Christine Cox stated her support of HB 422. She stated the tenants need the right to organize tenant associations.

Cathie Huguenin, Missoula, stated her support of HB 422. She stated there was a need for written rules which could be enforced in the trailer parks.

Bill Olson, State Legislative Committee of American Association of Retired Persons, stated his support of HB 422. He stated he represented 110,000 members.

John Wyman, Great Falls Resident Association, stated his support of HB 422.

Bob Christiaens stated his support of HB 422. He stated he was speaking on behalf of the Resident's Association of his mobile home park.

Janet Salmonson, Westview Trailer Park, supplied the Committee with a written report and letters (Exhibit #3).

Ron Wagner, Missoula, stated his support of HB 422. He stated the formation of an association and protection of the association is important.

Percy Jones, Missoula, stated his support of HB 422. He stated HB 422 would protect the people who live in the trailer courts.

Mary Chessmore, Missoula, stated her support of HB 422.

Sue Prichard, Missoula, stated her support of HB 422.

Opponents' Testimony:

Robert Dunlop, Helena, stated he opposed HB 422. He stated he has never had a problem with associations being formed and he had furnished rules to the tenants. He stated he felt HB 422 was unnecessary and would cause more burden to the mobile home park owners.

Greg VanHorssen, Montana Landlord's Association, Income Property Managers Association, stated his opposition to HB 422. He supplied the Committee with some proposed amendments to HB 422 (Exhibit #4) and reviewed them with the Committee.

Mary McKue, Montana Mobile Home Park Owners, stated she opposed HB 422. She stated they had worked with Representative Larson in the House to amend HB 422 so it would meet the needs of the landlords and the tenants. Referring to the language on page 11, she stated there should be no requirement for a landlord to adopt rules. She stated if there are rules, the landlord should have them in writing and the tenant should be cognizant of the rules. She stated she felt the terms of the rental agreement and the provisions in the Landlord/Tenant laws are sufficient to cover their relationships with the tenants. She stated HB 422 would require every landlord adopt rules.

Lance Clark, Montana Association of Realtors, stated he opposed HB 422. He stated he concurred with Mr. VanHorssen's amendments. He stated he felt the adoption of rules should be discretionary and not mandatory. Referring to section 4, subsection 3, Mr. Clark stated the 30 day rule was a lack of compliance.

Questions From Committee Members and Responses:

Senator Lynch asked Mr. Clark if the sections he had referred to were in the existing law. Mr. Clark stated they were.

Senator Klampe asked Mr. Clark why it would be difficult for the landlords to write up their rules. Mr. Clark stated the written rules should be at the discretion of the landlords. Senator Klampe asked Mr. Clark why he felt it was unreasonable for the landlords to be required to write up their rules. Mr. Clark

stated the smaller courts may not have a common facility area and no need for elaborate rules.

Senator Gage asked Jim Parker, Montana Peoples Action, if there was a penalty for landlords who did not comply with the law. Mr. Parker stated there was no provision for penalties and the only regulatory agency in Montana were the City/County Health Departments. Mr. Campbell stated without the rules being supplied to the tenants, the landlords could not enforce them.

Senator Koehnke asked Mr. Parker who owns the majority of the trailers in the courts. Mr. Parker stated most of the homes are owned by the residents.

Senator Koehnke asked Greg VanHorssen if people who belong to his association had to pay a membership fee. Mr. VanHorssen stated some of the Income Property Managers do not belong to the Associations.

Senator Lynch asked Representative Larson where HB 422 stood when it came out of the House. Representative Larson stated the amendments had been concessions to major groups. He stated the tenants association felt HB 422 had been gutted and were trying to bring HB 422 back to its original standing.

Senator Lynch asked Representative Larson why the Senate Committee should reinstate the changes made in the House. Representative Larson stated HB 422 was on behalf of the tenants and the tenants associations would lobby for the changes.

Senator Lynch asked Representative Larson why he wanted an immediate effective date. Representative Larson stated the tenants feel there is an urgency to adopt HB 422. He stated he felt an immediate effective date was improbable and he would accept any changes made by the Committee.

Referring to the third amendment, Senator Lynch stated he felt it would be inviting litigation on the "reasonableness" of a rule. Representative Larson stated the section would be in conformity with HB 245. He stated "reasonable" would also conform with the Landlord/Tenant act which uses "reasonable" throughout.

Referring to amendment number 13 and 14, Senator Lynch asked Mr. VanHorssen if these were already in the law, what the fear was that it was included in HB 422. Mr. VanHorssen stated there was no remedy if the Legislature makes another law which is already on the books. He stated the addition of the law would increase the size and expense of the codes. He stated the laws exist, but just need to be enforced.

Senator Klampe asked Mr. Parker if HB 422 would be a duplication of law. Mr. Parker stated the laws were not currently in the MCA and the Landlord/Tenant law needs to be updated. He stated HB 422 would be a clarification of definitions.

Senator Klampe asked Mr. VanHorssen if it was unconstitutional to form a Residents Association and exclude the Landlord from the meetings. Mr. VanHorssen stated there was nothing unconstitutional in the formation of a Residents Association. He stated HB 422 would not allow for an employee of the landlord who lives in the park to attend the meetings or to join the organization.

Senator Lynch stated the employee might "snitch".

Senator Christiaens asked Mr. Parker where a tenant would go to press charges for harassment. Mr. Parker stated currently there is no remedy and the people who are being harassed lack resources and knowledge of current laws. He stated there is no regulatory agency to help the tenants.

Senator Gage asked Mr. Parker if the residents could form an Association without statutory authority. Mr. Parker stated the residents could form an Association, but are threatened and harassed if they do.

Senator Koehnke stated the residents could meet outside of the trailer courts without the owner present.

Senator Rea asked Lela DeCock if the landlords would have the ability to adopt any rules they wanted. Ms. DeCock stated the word "unreasonable" would clarify the ability to adopt rules. She stated the tenant would have the choice of reading and obeying the rules or not moving into the trailer court. She stated if a person moved into a court and did not sign the rules, the rules would apply to the tenant after 30 days.

Senator Bruski-Maus stated she would like a provision in HB 422 which would allow the residents to invite the landlord to the Association's meetings.

Closing by Sponsor:

Representative Larson stated HB 422 was asking for written, reasonable and fair rules. He stated HB 422 was needed to protect the people in the trailer courts. He stated road maintenance is important and HB 422 would clarify the Landlord/Tenant Act. Representative Larson stated he was willing to change the effective date to October.

EXECUTIVE ACTION ON HB 509

Announcement:

Senator Lynch announced Representative Pavlovich requested HB 509 be tabled in Committee.

Motion:

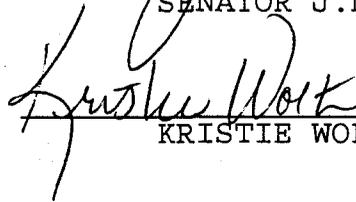
Senator Kennedy moved HB 509 BE TABLED. The motion carried UNANIMOUSLY.

ADJOURNMENT

Adjournment: 11:35 a.m.



SENATOR J.D. LYNCH, Chair



KRISTIE WOLTER, Secretary

JDL/klw

ROLL CALL

SENATE COMMITTEE Business and Industry DATE 3/24/93

| NAME | PRESENT | ABSENT | EXCUSED |
|---------------------|---------|--------|---------|
| Senator Lynch | ✓ | | |
| Senator Christiaens | ✓ | | |
| Senator Brenden | ✓ | | |
| Senator Gage | ✓ | | |
| Senator Hager | | | ✓ |
| Senator Harding | ✓ | | |
| Senator Kennedy | ✓ | | |
| Senator Klampe | ✓ | | |
| Senator Koehnke | ✓ | | |
| Senator Mesaros | ✓ | | |
| Senator Rea | ✓ | | |
| Senator Bruski-Maus | ✓ | | |
| Senator Wilson | | ✓ | |
| | | | |

Amendments to House Bill No. 422
Third Reading Copy

Requested by Representative Larson
For the Committee on Business and Industry

Prepared by Greg Petesch
March 23, 1993

1. Title, lines 13 and 14.
Strike: "AND" on line 13
Following: "MCA" on line 14
Insert: "; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE"

2. Page 4, line 12.
Strike: "-- arbitration"
Strike: "operator"
Insert: "landlord"

3. Page 4.
Following: line 17
Insert: "(a) a rule may not be unreasonable;"
Renumber: subsequent subsections

4. Page 4, line 18.
Following: "a"
Strike: "A"
Insert: "a"

5. Page 4, line 21.
Following: "7"
Insert: "; and"

6. Page 6, line 14.
Strike: "."

7. Page 6, line 15.
Strike: "WRITTEN"
Insert: "in writing"

8. Page 6, line 16.
Strike: "PARK RESIDENT"
Insert: "owner or tenant of a mobile home"
Strike: "A"
Insert: "the"

9. Page 6, line 17.
Strike: "ALL NEW RESIDENTS OF A MOBILE HOME PARK"
Insert: "each resident"

10. Page 6, line 23.

SENATE BUSINESS & INDUSTRY
EXHIBIT NO. 1
DATE 3/24/93
BILL NO. HB 422

Following: "meetings"
Insert: "-- harassment prohibited"
Following: "."
Insert: "(1)"

11. Page 7, line 3.

Strike: "AND"
Insert: "but"

12. Page 7, line 5.

Following: "~~not~~"
Insert: "not be members and may not"
Following: "meetings"
Insert: "unless specifically invited by the resident association"

13. Page 10, line 6.

Following: line 5

Insert: "(2) A mobile home park landlord may not harass or threaten members of any resident association or engage in unfair or deceptive conduct to inhibit or interfere with the creation or operation of an association.

(3) The mobile home park landlord shall permit meetings by a resident association or residents relating to mobile home living.

NEW SECTION. Section 4. Mobile home park operator's road maintenance obligations. In addition to the obligations imposed by 70-24-303, the mobile home park operator shall maintain roads within the mobile home park in a safe condition, including arranging for snow removal."

Renumber: subsequent sections

14. Page 13, line 5.

Following: line 4

Insert: "NEW SECTION. Section 7. {standard} Codification instruction. [Sections 2 through 4] are intended to be codified as an integral part of Title 70, chapter 24, and the provisions of Title 70, chapter 24, apply to [sections 2 through 4].

NEW SECTION. Section 8. Effective date. [This act] is effective on passage and approval."

**"PEOPLE FIGHTING
FOR A GOOD
CAUSE"**

- CAMPAIGN '93

PROPONENTS PACKET: HB 422

SENATE BUSINESS & INDUSTRY

EXHIBIT NO. 2

DATE 3/24/93

BILL NO. HB 422

HB 422: RULES, RESIDENT ASSOC., MAINTENANCE

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11. "SAWTOOTH VILLA" - *RAVALLI REPUBLIC* ARTICLE
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**TESTIMONY: "PEOPLE FIGHTING FOR
A GOOD CAUSE" - CAMPAIGN '93**

**• SENATE BUSINESS AND INDUSTRY COMMITTEE •
(WEDNESDAY MARCH 24, 1993 ROOM 410)**

**HB 422: RULES, RESIDENT ASSOCIATIONS, MAINTENANCE
[APPROX. 15 MINUTES]**

[SUBJECT TO CHANGE]

NAME:

| | |
|----------------------------|---|
| A REP. DON LARSON | SPONSOR OF HB 422 - OPENING |
| 1 CINDY MOREE | TRAVOIS VILLAGE |
| 2 LELA DECOCK | LEXLEY ACRES/BELGRADE MT. |
| 3 RON GRAFFT | TRAVOIS VILLAGE |
| 4 BEA STEEN | GOLDEN ESTATES, HELENA MT. |
| 5 CHET KINSEY | MT. SENIOR CITIZEN'S ASSOC./MLIC |
| 6 CHRIS COX | LEXLEY ACRES/ BELGRADE MT. |
| 7 KLAUS SITTEE | LEGAL SERVICES ATTORNEY |
| 8 CATHIE HUGUENIN | VILLAGE WEST/MISSOULA |
| 9 BILL OLSEN | AMER. ASSOC. RETIRED PERSONS |
| 10 JOHN WYMAN | RESIDENT'S ASSOC./GT.FALLS MT. |
| 11 BOB CHRESTENSON | LEISURE COURT - LOLO MT. |
| 12 RON WAGNER | TARGET RANGE COURT |
| B REP. DON LARSON | SPONSORS' CLOSING REMARKS |

Mr. Chairman, Members of the Committee:

My name is Jim O'Brien. I am an attorney in private practice in Missoula, Montana. I currently represent three different tenant associations which have sprung up in the last year and a half. The associations consist of owners and renters of mobile homes in various mobile home trailer courts in Missoula.

I request that you give serious consideration to the legislation being proposed to you this day. I am currently engaged in three separate landlord/tenant lawsuits. The first, and by far the largest, is the Travois Resident's Association. There are over 200 families involved in the Association. They were formulated principally to protect themselves from wide-ranging and preposterous regulations. The current state of the law allows landlords to impose "reasonable" rules and regulations upon their tenants. The tenants' only remedy is to seek redress in court. The current Landlord Tenant Act does not sufficiently protect mobile home owners and renters from arbitrary conduct on the part of the landlord. In particular, Moore Enterprises, the landlord involved in the Travois Mobile Home Trailer Park, has regularly engaged in practices which have imposed tremendous burdens on the residents. For example, the landlord has regularly terminated water supply without notice, opining that he is unable to provide advance notice for repairs to the water system. Moore Enterprises has publicly announced the imposition of a body of rules, some of which are clearly illegal (for example, refusal to accept cash as

payment for rent, unduly restricting the sale of mobile homes, requiring mobile homes within the trailer park to meet unspecified "beauty" standards).

Moore Enterprises has both publicly announced that the rules are in force and later claimed they were not. My clients are unable to rely upon anything the landlord says.

Moore Enterprises has engaged in a systematic breach of its agreement with the residents. Despite the promise of snow removal, regular video taping not only demonstrates the landlord's failure to timely remove snow. Regular mid-week videotaping has demonstrated that, despite multiple written and oral complaints, Moore Enterprises has refused to provide sufficient garbage service to meet the needs of the community.

As this testimony is being presented to you, service upon a second landlord has been obtained on a second lawsuit as a result of the landlord's unwillingness to respond to informal overtures to correct hazardous conditions. In particular, the Sherwood's Mobile Home Trailer Court Association is subjected to power lines so low as to be a danger to residents. Despite the fact that the residents informally requested, over six months ago, to have the condition remedied, the landlord has, nevertheless, ignored their requests. Currently, five family units in the Association are not receiving nor have they received hot water for over sixty days. Conditions at the Sherwood Court are deplorable. Nevertheless, the tenants remain vulnerable to arbitrary decision on the part of the landlord.

These tenants need the additional legislation proposed to you in order to obtain protection.

I mentioned at the outset that I represent three associations. The third association is a collection of 16 families out of a trailer court of 65. The landlord of the trailer court in which this association is formulated has, quite rightly, noted that the association is made up of less than a majority of the residents. He has, quite rightly, identified that the other tenants are not joining the association. The obvious question is, why? The answer is equally obvious. Just as the association began to formulate, one of the principles received a notice of termination. The termination notice was very public and, of course, included no reason for the termination. The termination had the desired effect: The tenant's union halted almost immediately. Why should the forty-nine families join a tenant's union when to do so jeopardizes their very home? Termination without just-cause prevents the equality of bargaining because the stakes are much higher to a family. In Missoula, the housing crush is so substantial that there is no viable means for a family to move its mobile home within thirty days.

Currently I am representing an individual single father of two children. Not uncommonly, like many families, there is an ongoing divorce. The father currently has custody of his children. In August of this year the father was at home with his children. The father was on the telephone engaged in a long-distance conference business call. Management presented itself on his doorstep and

demanding of the father's minor child that the father come and correct a minor trailer court violation immediately. When the father was unable to respond to management's demands, the child was verbally abused. When the father finally arrived at the doorstep, after leaving the conference call, the father confronted management with intemperate language over the treatment of his child. The next day the father received a thirty day notice of termination. No reason was given, but the father later learned that the intemperate language exchanged on his doorstep formulated the principal basis for termination.

Legislation is needed to prevent arbitrary evictions of tenants. While the Residential Landlord Tenant Act was progressive for its time, new legislation is necessary to recognize the changing demographics of housing and family circumstances. There are horror stories upon horror stories of landlord mistreatment of tenants.

The landlord/tenant relationship should be a business relationship. The landlord is entitled to protection from abusive tenants and to ensure the smooth operation of his business. Equally important, however, is the recognition that we are dealing with people's homes. The essence of the legislation before you is to assure that there is just-cause, a good reason to remove a family from their home. What we present to you today is not to empower the tenants to strip a landlord of his property rights. Rather, the legislation presented for your consideration merely equalizes the relationship between the parties. When there is a

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bad reason, or no reason, to terminate tenancy, there is likewise no reason to have a person removed from his home. The landlords I have dealt with over the last year and a half opine cooperation while using every available avenue to obstruct a meaningful exchange of ideas and resolutions. Proponents of the legislation which is now before you have spent months attempting to receive input from landlord associations across the state of Montana. Landlords can be assured that the government supports evictions which are based upon appropriate reasons. Tenants, likewise, can be assured that they will not be removed from their home against their will without justification. I respectfully request that you recommend a "Do-Pass" to the legislation before you. All the population of Montana will benefit by a provision in the law which requires that people be given just-cause for the termination of their tenancy.

Tenants fighting eviction

by JOE KOLMAN
Chronicle Staff Writer

Alice Janke and Jerald Swenson are at each other's throats over where Janke will live.

Swenson, owner of Beltrade's Lexley Acres mobile home park, is in court for a second time trying to evict Janke and her family because he says their lot is always messy.

Two other residents have stalled Swenson's attempts to evict them by appealing lower court decisions to Gallatin County District Court and refusing to leave the park.

The feud centers around the Montana law allowing trailer court owners to give tenants a 30-day notice of eviction without offering a cause.

Janke and other Lexley Acres tenants have joined Montana People's Action, a state mobile home owners association, in support of support two bills before the Legislature which strengthen the rights of mobile home owners.

One bill deals with rules and maintenance responsibilities in trailer courts while the other would require park owners to provide a reason for eviction.

Being required to explain an eviction "smells of communism and fascism," said Swenson, who has owned the 100-lot park for 14 years. "If I have to have a good enough reason to kick them out they have to have a good enough reason to leave."

Swenson said his reason for trying to evict the Janke's, six-year residents, is because he has told them time and time again to clean up their yard, which he said is littered with bicycles and other "junk."

"No one wants to live next door to a mess," he said. "A lot of people have complimented me on getting rid of these people who don't take care of their places."

In February, Swenson issued "Lexley Grams" to tenants,

(More on Tenants, page 12)

Bozeman Daily
CHRONICLE

Friday, March 19, 1993 • Bozeman, Montana

(7)

Tenants/ *from page 1*

which he called a warning. The message stated, "It is time for spring cleaning. No outside storage. Get a shed. I'm looking for the worst yard in each street to evict."

"To Jerry, everything's junk," Janke said. "I can comply all I want. I can comply until my face turns blue and he will still evict me."

"I just get so mad," Janke said, her voice cracking. "He just chooses the person he wants to choose and that person gets evicted."

Two-year Lexley resident Sharon Tusken said, "The owner here would evict a person who had an old mobile home so a newer one could move in."

"I don't think he ever evicts anyone with a new mobile home."

James Sternhagen, whose lawsuit appealing his eviction last summer will be tried in April, said Swenson objected to Sternhagen's 1976 mobile home.

"He says now he wants nothing but '86 or newer in his trailer court," Sternhagen said.

"I don't like junkers around," Swenson said, but added that the oldest home in the park was

the best kept. He would not say why Sternhagen was evicted.

Nor would Swenson comment on the eviction of Agnes Merwin last summer, which has also been appealed to district court and scheduled for trial in April. Court documents filed by Merwin state her eviction was in retaliation to her filing a complaint against Swenson with the Montana Human Rights Commission.

Merwin could not be reached for comment and the Human Rights Commission does not release complaints until an investigation is complete.

The evictions strengthen the belief by Montana People's Action that Swenson "acts in an erratic and unreasonable way," MPA spokesman Jim Parker said.

Swenson said he evicted four or five tenants last year, mostly for violations of court rules such as late payment and unkempt lots.

In a 1991 Lexley Gram, Swenson wrote, "I'm getting rid of all people who ignore the court rules. So far I've evicted two mobile homes three months ago, 10 mobiles two months ago

and four mobiles this last month.

"I'm getting tired of fighting with people! There are a lot of good people out there with no place to go."

Difficulty in finding a new lot is the reason Janke and Sternhagen have not moved.

"There isn't an option. You can't just move, there isn't any place to go," Janke said.

Swenson's first attempt at evicting the Jankes in February failed because he accepted rental payment after serving the eviction notice, according to court documents.

He does not think he will fail the second time.

In his second complaint against the Jankes, filed last week in Gallatin County Justice Court, Swenson wrote, "Their yard is still a mess!! Sunday Paul (Janke) called me and I asked him when he was moving. He said, as usual, 'we're looking' and 'you cannot evict us because we joined a tenant association.'

"Who owns the land, me or him?" Swenson wrote. "I thought I did! I pay the taxes, yet I seem to have no rights!!"

Bozeman Daily

CHRONICLE

Friday, March 19, 1993 • Bozeman, Montana

Residents complain of sewage, garbage and water

By JOE KOLMAN
Chronicle Staff Writer

Complaints of insufficient and unsatisfactory water, leaking sewage and overflowing garbage in Belgrade's Lexley Acres mobile home park have been registered in the last two years.

The most recent complaint was filed with the Gallatin County Health Department this week.

Tenant Alice Janke said sewage from a blocked line was pouring from a cleaning line and pooling in her yard. The area had been cleaned up by the time the health department inspected the site, but "contamination surrounding the area was evident," a report said.

The problem has been resolved, but Janke said it takes a complaint to the health department to get Lexley Acres owner Jerry Swenson to fix something.

"The problem is you have to twist his arm so hard," Janke said.

Janke and Swenson are involved in a lawsuit over Swenson's second attempt to evict Janke and her family. Swenson lost the first lawsuit because he accepted rent payment after issuing an eviction notice.

Problems with sewage, water and garbage were issues in Swenson's first case against the Jankes.

A complaint filed by Paul Janke last July with the county health department complained of the same sewage problem reported this week and said garbage collection was insufficient as well as water pressure to the mobile homes.

In court documents, the Jankes conceded the sewage problem was fixed promptly and Swenson said people other than tenants were dumping garbage in the court's cans.

But in his decision Judge Thomas Olson wrote that water pressure in the court dropped below the standard set by state administrative rules nine times during the summer of 1992.

In December of 1991 and January of 1992, the state Department of Health and Environmental Sciences said examinations of water samples from Lexley acres were unsatisfactory seven times.

In the summer of 1992, a county health inspection found sewage leaking from a connection to a trailer and cited the violation. In December, a follow-up inspection found the problem had still not been fixed.

The report said a hose that was to be used only for temporary hook-up was being used and "is cracked and rotted away allowing sewage to run to the ground under the trailer. This situation must be corrected immediately."

Early last January, the problem had still not been fixed, according to the health department. In a letter to Swenson, the health department said his 1993 trailer court license would not be granted if the problem was not fixed within 10 days.

Julie Lethert of the county health department said Thursday that Swenson complied by having the tenant use another bathroom in a different facility.

While not the ideal solution, Thomas Moore of the health department said, "It's better than putting sewage in the ground."

Lethert said sewage problems in Lexley Acres are caused by an old system, as are many others in the area.

"I don't think it's a case of even poor management as it is just the age of the system," Lethert said. "Jerry's a little slow sometimes to respond. It's always somebody else's problem. But he's not the only one."

MISSOULIAN EDITORIAL

Tenants' rights ruled out

Travois Village owner trying to limit park residents' lives

Most of us abide by unwritten community standards and conventions that would look silly if written down on paper. The new owner of Travois Village, a huge mobile home park in Missoula, has turned many of those common conventions into superfluous written rules, insulting the intelligence of the mobile park's residents in the process.

Worse, California-based Moore Enterprises has added injury to its insult. It has included in its otherwise banal list of rules several seemingly arbitrary prohibitions that seem more appropriate for an institution than for a residential development where people own their manufactured houses but rent the lots on which they're located. Some of the rules effectively deny the rights of home ownership to people living in the park — many of whom have a limited ability to pick up their mobile homes to move them to more reasonable environs. The rules are different than the protective covenants common in some subdivisions in that they are being imposed on the residents, rather than being something the residents agreed to when they moved to the village.

Among the new rules is a ban on vegetable gardens, limits on drying laundry and (we're not making this up) a requirement that children pick up their toys immediately after use. Moore

Enterprises asserts the right to decide which relatives of a homeowner may live in the village, as well as requires homeowners to obtain permission for their visitors to park their cars for more than an hour. One new rule insists, "Children may not be left without an adult present to accept responsibility," a rule that would seem to bar parents from retaining a baby sitter in order to take in a movie. Commercial baby-sitting is clearly prohibited, meaning there can be no convenient day care anywhere in the 270-home neighborhood. Residents are barred from using "vile language," and anyone who has a complaint about the rules or anything else is forbidden from voicing concerns to Travois Village managers; instead a resident must submit the complaint in signed, written form.

No list of rules, no matter how long or detailed or draconian, will improve the quality of life or protect property values at Travois Village so much as encouraging a pride of ownership in its residents — pride that can only be undermined by treating the residents as slothful, irresponsible imbeciles. Moore Enterprises and Travois Village residents have a common interest in making the neighborhood a nice, well-kept place to live. By sitting down together to agree on the best way to serve their common interests, the owner and residents of the mobile park will probably accomplish far more than is possible with the current set of rules.

HB 422: WHY WE NEED TO ENCOURAGE RESIDENT ASSOCIATIONS

SAMPLE FORM TO JOIN A MOBILE HOME COURT RESIDENT'S ASSOCIATION

MOBILE HOME COURT RESIDENT'S ASSOCIATION

On _____, a group of individuals who reside in _____ Montana, met to discuss their common concerns. This group discussed problems which they have all encountered as residents of their mobile home court and decided that the best way to tackle these problems was to form an association in order to work together in an organized manner.

The group formed the _____ Mobile Home Court Resident's Association and established the following purpose and principles:

1. The purpose of the _____ Mobile Home Court Resident's Association (hereafter referred to as "the Association") is to build a democratic organization of _____ mobile home court residents in order to protect and advance the collective interests of these residents.

2. The Association is affiliated with Montana People's Action, a grassroots, statewide citizen action organization working to empower mobile home court residents in Montana.

3. Membership in the Association is open to all residents of _____ mobile home courts who pay annual membership dues to Montana People's Action, and who are committed to working together to protect and advance the interests of _____ mobile home court residents, and the interests of other mobile home court residents in Montana.

The following are the charter members of the Association:

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Bozeman Daily

35 CENTS

HAMILTON, MONTANA

MONDAY, JULY 13, 1992

103RD YEAR

Mobile home court owner taken to task

Inconsistent rules bother most residents

By RUTH THORNING

Residents of a local mobile home court are fighting what they feel is unfair treatment by the court owner.

Fifteen residents of Sawtooth Mobile Village near Grantsdale have formed a Mobile Homeowners Association and affiliated themselves with Montana People's Action to protest certain actions by court owner Ron Curdy.

The group sent Curdy a registered letter recently, detailing their concerns and asking for a meeting with him to discuss what they consider to be "injustices." They asked that he reply by last Thursday. Court resident July Mix said Curdy told her he would like to join the Mobile Homeowners Association and that he would meet with them. No date has been set for that meeting.

"I have a limited income and I live in a mobile home," said Ken Holly, who has rented a spot in the court since February. "I also have a college degree and I resent being treated as a second class citizen without rights."

Holly refused to sign the lease agreement

given to him by Curdy because a provision in the lease gives Curdy the right to come into Holly's home and inspect it at any time.

"This is my home, not a home I'm renting from him," Holly said. "He has no right to come into my home and I'm not going to allow it."

The main problem, according to Holly, has been a lack of consistency in the treatment of all the tenants in the court.

As tenants started comparing leases, they found six different leases among 15 tenants. Tenants who owned their own homes and only rented lot spaces and tenants who rented mobile homes from Curdy had similar leases but only a few had exactly the same lease.

The leases for rented homes allow the landlord access "with reasonable advance notice" to inspect the units. But, residents of the court complain that Curdy demands immediate access and has been seen entering rented homes with his pass key when the tenants are not home.

Curdy also has a duplicate key to everyone's mailbox and he refuses to give up the second key, Holly said. "We checked with the post office and he shouldn't be distributing the keys to tenants, the post office should be. A landlord has no right to access a tenant's mail box," Holly said.

One family in the court was given an eviction notice recently for having a dog. The leases say no dogs are allowed, "except in special instances permitted by the landlord." The tenants on either side of the evicted family have dogs.

Holly wanted to use wooden siding to skirt his mobile home. He was not allowed to under terms of the lease. But surrounding his home are both privately owned and rental units with wooden siding. "It makes no sense," Holly said. "No two people are treated in the same way. If the rules were the same for everyone, there wouldn't be a problem."

Holly said the watering rules are posted with one side of the court watering the lawns on even days and the other on odd days. However, the landlord controls the pump and sometimes the tenants go five and six days at a time without water for their lawns. One family was evicted for having a brown lawn, Holly said. "They were punished because he didn't provide water," Holly said.

Curdy often enters yards and resets sprinklers in other areas, Holly said. One tenant had an open window when Curdy reset a sprinkler and she came home to find an inch of water standing in her living room.

Bitterroot

STAR



Volume VIII, Number 20

Wednesday, December 23, 19

Montana People's Action supports Dockins

by Charlene Pulliam

Several members of Montana People's Action turned out with signs and speeches on December 18 to support Gail Dockins and other mobile home owners who have joined together to protest rules established by James Stumpf, new owner of the Mission Mobile Home Park in Stevensville.

Residents of the 14-unit court say Stumpf has unreasonable demands and will not consider "grandfathering" in activities which do not fit in the rules. In comparing contracts, the mobile court residents have found that different contracts were offered to different people, with varying stipulations.

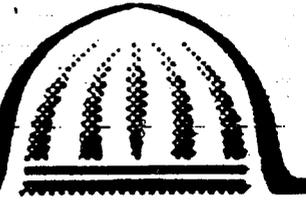
While all but two owners have signed the contracts, most say the method Stumpf used was forceful even frightening. Eveyn Schaertl, who has lived in the court for twenty years, says she was threatened with eviction if she did not sign the 50-rule contract. "He said my son couldn't stay more than two weeks and he would watch me everyday and I would see the whites of his eyes," Schaertl said. Another resident, Cary Rohlf, wrote "signed under protest" beside his signature.

Ernie Fraser, a senior citizen and veteran, related his war experiences to the situation. "I fought to stop this type of thing," he said.

Allen Pickett, President of the recently formed Mission Mobile Home Court Residents Association, said Stumpf is in violation of at least two state laws, including the Landlord-Tenant Act. "No one knows how to contact Stumpf and we have no on-site manager. If there is an emergency we would have a real problem," he said.

Gail Dockins received an eviction notice on December 8 because a new mobile court owner will not allow her to keep the licensed family daycare she has had for two years.

HELENA INDEPENDENT RECORD



Monday, February 22, 1993

Mobile homes occupy House ■

Two bills on the operation of mobile-home parks have the support of the Montana House.

The House on Saturday forwarded one bill to the Senate and gave the other preliminary approval.

Representatives passed House Bill 245, which spells out grounds for eviction from mobile home parks. The bill primarily benefits mobile-home owners who rent space in the parks.

Representatives also endorsed House Bill 422, which covers the maintenance responsibilities of park operators and authorizes formation of tenant associations.

The bill will receive one more House vote. If passed, it will go to the Senate.

Envelope # 2
3-24-93
HB-422

Great Falls

TRIBUNE

Tuesday, November 17, 1992

In brief

Montana

Group puts focus on mobile home issues

The newly formed Great Falls Mobile Home Court Resident's Association will meet in the old Radio Shack area at Westgate Mall at noon Thursday to draw attention to mobile home court issues.

Association members will speak about steps being taken to enhance safety, health and habitability of their courts. They will also talk about inadequate state enforcement of regulations, lack of maintenance and repairs, and harassment, intimidation and eviction of residents.

Janet Salmonson, Westview Trailer
Park, Missoula, Montana

Dear Tenant,

I am pleased to introduce to you Mr. George Lewis who recently purchased Westview Mobile Home Park. Fran and Cata Nordgulen will continue the on site management and Groenig Developments, Inc. will continue as Property Managers. Together we will be implementing a number of new changes and policies, all of which are directed toward improving the park and the quality of life for all.

The store will be painted and discussion presently is underway for some expansion. The major and significant improvement is the repaving of areas which have deteriorated. This represents a very large capital outlay and an improvement I'm sure all of us are happy to see. You will experience some inconvenience, but the contractor has promised to progress toward completion as rapidly as possible. Also, plans are in the process for creating some much needed common and mini-storage areas adjacent to the park. This will provide a fenced, secured, and well lighted area for R.V.'s and extra vehicles. This will make a significant difference in the appearance of many of the lot areas. Other park improvements will become evident as Mr. Lewis proceeds.

Several policy changes should be noted and if you have any questions we encourage you to stop by and discuss them with Fran and Cata at the office. Your rent is due on the first and late after 5:00pm on the 5th. You will then be assessed a \$20.00 late fee. Likewise, should the rent not be paid by the 10th, then another late fee will be charged and notice to evict will be implemented immediately. Mr. Lewis wants all to understand that your cooperation and attention to this policy will make everyone's job easier.

Also, you will receive a copy of rules and regulations which Mr. Lewis wants to govern the park. I would point out that yards must be kept in proper appearance. This will be strictly enforced and tenants who choose otherwise will be asked to move.

As previous owners we want to thank you for your choosing to live at Westview Mobile Home Park. We also are extremely pleased that Mr. Lewis has purchased the park, and we are positive and excited about working with him to improve the park in every way.

Again, please review the enclosed information and should you have questions, please give us a call.

Sincerely,

GROENIG DEVELOPMENTS, INC.



Jerry Groenig
President

JG/sm

SENATE BUSINESS & INDUSTRY

EXHIBIT NO. 3

DATE 3/24/93

BILL NO. HB 422

this notice was delivered later
in Sept, 1992.

GROENIG Developments Inc.

2107 River Road • Yakima, Washington 98902 • (509) 575-0825

September 29, 1992

-1749 Sage

Dear Tenant,

Changes have occurred and other changes are planned to give Westview the T.L.C. needed.

The most significant change is the resurfacing of the streets. What a welcomed change to be able to drive without the problems associated with the break up of the old black top.

Soon you'll see a new fenced area adjacent to the store. This will provide parking and storage for R.V. equipment and other items used infrequently.

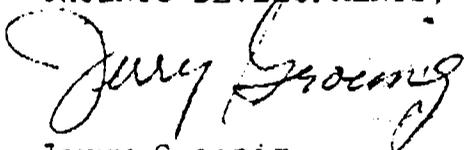
Montana Power is developing a new site street lighting plan. This will greatly help the entire park and hopefully provide better security.

After conducting a rent survey the new owner has decided to implement a 15.00 per month rent increase, effective November 1, 1992. Your new rent is 155.00. It may be of interest to you that all new tenants are currently paying \$165.00. When you consider that water, sewer and garbage are provided as part of your rent, Westview Mobile Home Park is still below the current market rents.

There are other improvements planned and we know that all these changes are positive in making Westview a very desirable place to live.

Sincerely,

GROENIG DEVELOPMENTS, INC.



Jerry Groenig
President

JG/sm

amendment #3
3-24-93
HB-422

My name is Janet Salmons & I Live in Westview Trailer park in Missoula, MT.

I am For H.B. 422 & also the amendment especially pertaining to Section 70-24-303.

I Feel that this bill will protect our rights to complain of unfair & even unsafe conditions without risk of retaliatory action from the Landowner and/or lot manager. I have submitted proof that there was retaliatory action on behalf of the landowner after the tenants have complained of bad road conditions.

The lot owner did not fix the roads until after he sold to a new owner who then had the roads fixed, but raised the rent \$15⁰⁰ a more per month, effective Nov 1, 1992. This year they are notifying us that they are doing away with a much needed service garbage removal.

We also need to have the option of joining a tenants union or mobile home park residents association, etc without risk of retribution from Landlord, because we need the power to protest unfair conditions like frequent rent increases that we feel is unfair & discontinnee of much needed service that should be supplied. We need to be protected before this continues.

Section 70-24-431 of HB 422 also pertains to this situation

Amendments To HB 422
Proposed By The Income Property Managers Association
Senate Business and Industry Committee
March 24, 1993

- Amendment 1: page 4, line 12: following "rules--"
strike "arbitration"
- Amendment 2: page 6, strike lines 15 through 17 entirely.
- Amendment 3: page 11, line 4: following "park"
strike "shall",
insert "may"
- Amendment 4: page 11, line 6: insert the following:
(3) all rules must be written and must be given to
to each mobile home park resident who resides in a
mobile home park and to all new residents of a mobile
home park upon arrival.
- Amendment 5: page 11, line 6: strike "(3)" insert "(4)"

SENATE BUSINESS & INDUSTRY
EXHIBIT NO. 4
DATE 3/24/93
BILL NO. HB 422

DATE March 24, 1993

SENATE COMMITTEE ON Business and Industry

BILLS BEING HEARD TODAY: HB 94, HB 422, HB 509, HB 575

| | | | | |
|------|--------------|----------|-----------|--------|
| Name | Representing | Bill No. | Check One | |
| | | | Support | Oppose |

| | | | | |
|----------------------------|---------------------------------------|-------------------|-------------------------------------|-------------------------------------|
| Klaus Sitte | MLSA | HB 422 | <input checked="" type="checkbox"/> | |
| Leslie Anderson | | HB 422 | <input checked="" type="checkbox"/> | |
| Berrie Jones | MLSA | HB 422 | <input checked="" type="checkbox"/> | |
| Lela DeCock | Belgrade Mt | HB 422 | <input checked="" type="checkbox"/> | |
| Christine Cox | Belgrade Mt | HB 422 | <input checked="" type="checkbox"/> | |
| Don Mott | Missoula | HB 422 | <input checked="" type="checkbox"/> | |
| Ron Wagner | Missoula Mt | HB 422 | <input checked="" type="checkbox"/> | |
| David Stock | Missoula Mt | HB 422 | <input checked="" type="checkbox"/> | |
| AMY KELLEY | Common Cause | HB 94 | <input checked="" type="checkbox"/> | |
| Cindy Moree | Msla | HB 422 | <input checked="" type="checkbox"/> | |
| Mike Moree | Msla | HB 422 | <input checked="" type="checkbox"/> | |
| Gabe Moree | Msla | HB 422 | <input checked="" type="checkbox"/> | |
| Cathie Huquemin | Msla | HB 422 | <input checked="" type="checkbox"/> | |
| Lois McMeekin | self | HB 509 | | <input checked="" type="checkbox"/> |
| Norma Mohland | Msla | HB 422 | <input checked="" type="checkbox"/> | |
| Janet Salmonson | Westview Trailer Park Missoula, MT | HB 422 | <input checked="" type="checkbox"/> | |

VISITOR REGISTER

PLEASE LEAVE PREPARED STATEMENT WITH COMMITTEE SECRETARY

DATE 3/24/93

SENATE COMMITTEE ON B and F

BILLS BEING HEARD TODAY: HB 94, 422, 509, 575

| Name | Representing | Bill No. | Check One | |
|------------------|----------------------|----------|-----------|--------|
| | | | Support | Oppose |
| Greg Van Hossen | IPMA/MLA | 422 | | ✓ |
| Bill Olson | AARP | 422 | ✓ | |
| Robert Denbop | myself | 422 | ✓ | |
| John Wyman | Great Falls Resident | 422 | ✓ | |
| Lance C. Clark | MT Assn Realtors | 422 | | ✓ |
| Lynne Richard | Missoula | 422 | ✓ | |
| Mary E. Chesmore | Missoula | 422 | ✓ | |
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VISITOR REGISTER

PLEASE LEAVE PREPARED STATEMENT WITH COMMITTEE SECRETARY