

Regulation 21.70

REGULATIONS GOVERNING MOBILE HOME PARK ANNUAL PERMITS

21.70.001 Mobile home park annual permit.

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A. *[Required.]* An annual permit is required to operate or maintain a mobile home park. Each park will be inspected once during every three-year period as part of the issuance of that permit.

B. *Inspection.* Land use enforcement and code abatement officers will inspect each mobile home park for compliance with the following standards. These items are violations and will require correction.

1. Mobile homes or structures that are not habitable and beyond economic feasibility for repair,
2. Abandoned mobile homes and open to ingress,
3. Outdoor storage of material defined by title 21 as junk except motor vehicles unless addressed below:
 - a. Inoperable, dismantled, or partially dismantled vehicles located within the park,
 - b. Abandoned or unlicensed vehicles on common park property (such as roadways, storage areas, playgrounds, or open fields).
4. Mobile homes with incomplete skirting or missing tiedowns,
5. Mobile homes not providing required separation from other mobile homes,
6. Mobile homes with additions exceeding limitations to height, width and length established by code,
7. Not complying with approved site plans (including unauthorized structures), or exceeding the number of approved spaces,
8. Not complying with streets and storm drainage standards where applicable,
9. Any circumstance observed during the inspection that is an imminent threat to life, safety or property.

C. *Permit issuance.* The annual mobile home park permit will be issued upon receipt of a

complete application, payment of the required fee, and the completion of an inspection, if one is scheduled, unless:

1. There are mobile homes or structures that are not habitable and beyond economic feasibility to repair located in the park,
2. Written approval of private water or sewer systems has not been provided from the appropriate agency, or
3. There are two or more outstanding violations of the zoning or building codes within the park during the previous six months.

D. *Enforcement actions.* Enforcement actions will be taken against the tenant or person responsible for the violation to the extent possible. The park owner will be required to correct the violation if it has not been remedied within three months. If the violation is on common property the park owner is responsible for correcting that violation.

E. *Fines.* Violations observed during the inspection of a mobile home park and duly noticed are punishable by a fine of \$75.00 as authorized by Anchorage Municipal Code section 21.25.050.C.2. (AR No. 93-327(S), § 2, 2-22-94)