

1 HOUSE JOINT RESOLUTION NO. 41

2 INTRODUCED BY J. KARLEN, S. HOWELL, L. MUSZKIEWICZ, G. NIKOLAKAKOS, Z. ZEPHYR

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4 A JOINT RESOLUTION OF THE SENATE AND THE HOUSE OF REPRESENTATIVES OF THE STATE OF
5 MONTANA REQUESTING AN INTERIM STUDY OF THE MONTANA RESIDENTIAL LANDLORD AND
6 TENANT ACT AND THE MONTANA RESIDENTIAL MOBILE HOME LOT RENTAL ACT; AND REQUIRING
7 THAT THE RESULTS OF THE STUDY BE REPORTED TO THE 70TH LEGISLATURE.
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9 WHEREAS, the Montana Residential Mobile Home Lot Rental Act and the Montana Residential
10 Landlord and Tenant Act of 1977 will both mark their 50th anniversary during the next legislative session; and

11 WHEREAS, approximately 30% of Montanans rent their homes, making sound landlord-tenant laws
12 vital for housing security; and

13 WHEREAS, manufactured housing represents about 9% of Montana's housing stock, playing a vital
14 role in providing affordable housing options across the state; and

15 WHEREAS, landlord-tenant relations are frequently the subject of contentious debate before the
16 Montana Legislature.
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18 NOW, THEREFORE, BE IT RESOLVED BY THE SENATE AND THE HOUSE OF REPRESENTATIVES OF
19 THE STATE OF MONTANA:

20 That the Legislative Council be requested to designate an appropriate interim committee or statutory
21 committee, pursuant to section 5-5-217, MCA, or direct sufficient staff resources to:

22 (1) review both the Montana Residential Landlord and Tenant Act and the Montana Residential
23 Mobile Home Lot Rental Act and identify areas that may be outdated or do not reflect the reality of renting
24 today;

25 (2) examine policies from other states to evaluate how Montana's statutes align with or differ from
26 those in other jurisdictions and identify best practices that may inform potential legislative changes;

27 (3) examine the growth and implications of housing ownership by private equity firms in Montana,
28 including potential impacts on affordability, housing stability, tenant protections, and community well-being; and

(3) identify opportunities for clarification, modernization, or reform of Montana's landlord-tenant and mobile home lot rental laws.

BE IT FURTHER RESOLVED, that the committee solicit feedback from stakeholders and relevant parties, including but not limited to renters, landlords, mobile home park residents, mobile home park owners and landlords, tenant unions, attorneys who work in landlord-tenant law, and housing policy experts.

BE IT FURTHER RESOLVED, that if the study is assigned to staff, any findings or conclusions be presented to and reviewed by an appropriate committee designated by the Legislative Council.

BE IT FURTHER RESOLVED, that all aspects of the study, including presentation and review requirements, be concluded prior to September 15, 2026.

BE IT FURTHER RESOLVED, that the final results of the study, including any findings, conclusions, comments, or recommendations of the appropriate committee, be reported to the 70th Legislature.

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