

# **YES! HB19-1309 Mobile Home Park Act Oversight**

*Reps Edie Hooton and Julie McCluskie, and Sen Steve Fenberg*

## **HB19-1309 Mobile Home Park Oversight**

- **Creates a low cost and effective Mobile Home Park Act Dispute Resolution and Enforcement Program** in the Department of Local Affairs Housing Division. The program is designed after a similar one successfully used by the State of Washington and can be used by mobile home owners and mobile home park owners alike.
- **Provides counties the same permissive authority** that home-rule municipalities have to enact regulations of mobile home parks and to enforce those regulations to meet local needs
- **Extends the time a homeowner has to sell or move their home** after an eviction to 60 days. Currently if a park owner prevails in an eviction action, a resident has only 48 hours in which to sell or remove her mobile home from the park.
- **Extends the time to cure for a late rent payment from five to ten days**, before a mobile home lot tenancy can be terminated. This is consistent with the time extension for other Colorado tenancies addressed through HB19-1118.

**There is a clear and defined need for legislation to enforce the Colorado Mobile Home Park Act (MHPA)**

**Colorado's Department of Regulatory Affairs 2018 Sunrise Review: Manufactured Housing Community Owners and Managers found** that harm in manufactured housing communities stems "from the **lack of enforcement of existing laws, bad actors exploiting a relatively loose regulatory structure, and the inevitable tension** that arises when the house belongs to one person but the land beneath it belongs to someone else."

**Approximately 100,000 Coloradoans live in mobile homes** in approximately 938 mobile home parks. Many mobile homeowners and tenants are impacted by the improper actions of some mobile home park owners and operators. Examples include harassment; overbilling of water and other utilities; establishing unreasonable rules; changing rules without proper notice; increasing costs to homeowners through unexplained fees and charges, retaliation against homeowners for complaints, and more.

The current sole recourse for a homeowner who believes a park owner has violated the MHPA is to initiate a private action in civil court. This is an expensive option that is not available to most home owners.

With only 48-hours to sell or move a mobile home, or five days to cure rent payment, a mobile home owner may lose much or all of the home's value.

*For more info: Summer Laws 720-665-7095 [slaws@bouldercounty.org](mailto:slaws@bouldercounty.org) or Kris Grant 919-741-8473 [kris.grant.house@gmail.com](mailto:kris.grant.house@gmail.com)*

### **PLEASE SUPPORT HB19-1309**

SUPPORTED BY BOULDER COUNTY, CITY OF BOULDER, SUMMIT COUNTY, LARIMER COUNTY COMMISSIONER JOHN KEFALAS, BROOMFIELD COUNCIL MEMBERS GUILLEN CASTRIOTTA, SHARON TESSIER, AND MIKE SHELTON, COLORADO CENTER ON LAW AND POLICY, 9 TO 5, COALITION OF MANUFACTURED HOME OWNERS OF BOULDER (C-MOB), COLORADO COALITION OF MANUFACTURED HOME OWNERS, COLORADO COALITION FOR THE HOMELESS, INTERFAITH ALLIANCE OF COLORADO, UNITED FOR A NEW ECONOMY