



SUPPORT HB24-1294

Updating Protections for Mobile Homeowners

Sponsored by Rep. Andrew Boesenecker, Rep. Elizabeth Velasco, and Sen. Lisa Cutter

More than 100,000 people live in more than 800 manufactured home parks across Colorado.

The **Mobile Home Park Act (MHPA) of 1973** outlines the rights and responsibilities of homeowners and park owners in mobile home parks, also known as manufactured housing communities. This law was created to address the unique relationship and circumstances that exist when someone owns their home but rents the lot it sits on from a park owner.

In 2022, the legislature passed **HB22-1287**, which modernized the Mobile Home Park Act and clarified the process for mobile homeowners to make an offer to purchase their park when it is for sale. Although these laws have proven helpful to some, remaining gaps in the MHPA have left many park residents vulnerable to displacement and financial harm.

HB24-1294 provides the following protections for mobile home park residents:

- **Transparency in “Rent to Own” Agreements:** When working as intended, “rent to own” agreements offer renters of mobile homes a path to homeownership — but without regulation, they can also result in financial ruin. This legislation would ensure that both parties in a “rent to own” agreement are informed of their rights and responsibilities, such as the steps to exercise a purchase option, and the refundability of payments in the event a tenancy terminates prematurely.
- **Efficiencies in the Dispute Resolution and Enforcement Program:** Colorado’s Division of Housing is empowered with statutory authority to adjudicate issues that arise between park owners and residents. However, complications have occurred when there are pending complaints and a park is subsequently sold to a new owner. This legislation addresses that situation by allowing for an appropriate resolution regardless of the transfer of ownership.

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HB24-1294 protections (continued):

- **Clarifications on the Enforcement of Park Rules and Regulations:** Mobile home park tenancies are unique from other rental agreements, as the rules people live under can be changed unilaterally by park owners without consent from residents. Some residents have suffered from arbitrary and discriminatory enforcement of park rules, particularly concerning allowable roommates and sublessors. This legislation would clarify the standards for the enforceability of park rules that affect privacy and quality of life for residents.
- **Ensuring Notices and Park Meetings Are Accessible:** This legislation ensures that legally required parkwide meetings, and written notices of potential evictions or rent increases, are provided with access in both English and Spanish.
- **Equity in Rent:** This legislation provides that rent amounts for **new** residents shall not exceed other lots that are similarly sized and positioned in the park and clarifies the circumstances when a park is **temporarily** prohibited from raising rents due to noncompliance with the law or complaints around unlawful consumer violations.
- **Technical Corrections to the MHPA:** This legislation addresses other technical ambiguities that have caused confusion in the administration of the MHPA, such as the provision of water when a park is under a boil notice, clarification of the access to storage pending a home sale, and the placement of parkwide notices.

Lead Organizations



Bill contacts

Jennifer Miles, Frontline Public Affairs, (303) 668-3979, jennifer@frontlinepublicaffairs.com

Jack Regenbogen, CPLP, jack@copovertylawproject.org

Morgan Turner, CCLP, mturner@copolicy.org

Adeline Hodge, Meridian Public Affairs, adeline@meridianaffairs.com

Kayla Frawley, Voces Unidas, kayla@vocesunidas.org