

Updated protections for mobile home park residents



Effective June 30, 2024, mobile home park landlords must:

- Provide all required notices, disclosures, and communications in English & Spanish.
- Use clear, easy-to-understand language in all communications.

Residents

- You can respond to landlord communications in English, Spanish, or your preferred language.
- You can ask your landlord for communications in languages other than English or Spanish.
- You can request an interpreter, including American Sign Language, in person or virtually.

Interpretation & translation

A list of interpretation & translation businesses in Colorado:

- [Community Language Cooperative](#)
- [Colorado Language Connection](#)
- [ReachWell](#)
- [Syntes Language Group](#)



Leases & rental agreements

Landlords must provide written rental agreements to potential homeowners before renting a mobile home space.

The rental agreement must be in English, or in both English and Spanish if requested.

Landlords may offer rental agreements in other languages, but it's not required.

Verbal communication

Residents can ask landlords to read written information aloud in English once.

Landlords must:

- Read the information aloud to the resident, or
- Provide an audio or video recording of the information

Landlords must do this within 72 hours of the request.

Meetings

Landlords must:

- Provide interpreters at park resident meetings.
- Post meeting notices in English, Spanish, and any language spoken by more than 1 resident.
- Include date, time, and location on notices.
- Arrange interpretation, if requested, at least 7 days before the meeting.
- Work with interpreters on meeting materials
- Pay for translation & interpretation.

Landlords

- Landlords must keep records of language requests from homeowners and residents for 12 months *after* they move out.
- Notices must use at least 12-point font.

It is against the law for a landlord to retaliate against a resident if the resident asks for a communication in another language (see section 38-12-212.5(2)(g), C.R.S.).
Learn more about what counts as retaliation.

Documents landlords are required to translate:

- The mobile home park or community rules and regulations and any amendments* to the rules and regulations.
- Notice of Home Owner and Resident Rights. The Division of Housing provides this document in English and Spanish.
- Rent-to-own contracts.**
- Annual accounting information.**
- Results of water quality tests.
- Communications related to payment of relocation costs or a binding offer to purchase a mobile home when a landlord is closing part or all of the mobile home park and one or more mobile homes are being evicted from the land.
- Requests for signatures accepting or declining the opportunity a group of homeowners has to purchase a park.
- List of items that the landlord provides the seller of a mobile home, which includes the items the landlord will require the home buyer to change or repair to bring the home into compliance with current park rules and regulations.

Notices

- Rent increases.
- Boil water advisory.***
- Water usage and billing.
- Water service disruptions.
- Meetings for residents of the park.
- Sale or closure of part or all of a park.
- Required by law or by a rental agreement.
- Terminate tenancy, including notices to cure or quit and notices of nonpayment of rent.



***Must be provided at least 60 days before the rule's effective date.**

****Must be provided English, or English and Spanish as requested by the purchaser.**

*****Must be provided within 24 hours of the landlord receiving the advisory.**