



COLORADO

Department of Local Affairs

Division of Housing

Mobile Home Park Oversight Program

LANDLORD'S EMERGENCY CONTACT NUMBER: 970 259 2205 EXT-3

DIVISION OF HOUSING'S PHONE & EMAIL: 1-833-924-1147, MHPOP@state.co.us

HOME OWNER NOTICE

As a home owner in a mobile home park, you now have a way to enforce your rights and get resolution of disputes with your landlord, through the Division of Housing's Mobile Home Park Oversight Program. Your landlord can also use this Program to help resolve disputes with home owners. This Notice summarizes your rights and responsibilities under the **Mobile Home Park Act** (C.R.S. §§ 38-12-200.1 to -222), **Dispute Resolution and Enforcement Program** (C.R.S. §§ 38-12-1101 to -1110), and related rules (8 CCR 1302-15), and has information on how to access the complaint program.

Landlords must post and maintain this Notice in a clearly visible and accessible location in every common area of mobile home parks; give a copy to home owners annually, with new leases, and after changes in park ownership; and provide this Notice in an accessible format for home owners with disabilities upon request.

TENANT HOME OWNERS HAVE RIGHTS INCLUDING, BUT NOT LIMITED TO:

1. A written lease, which does **not** expire or need to be renewed. All charges and fees must be in the lease.
2. Pay a security deposit that is less than or equal to one month's rent (effective 6/30/2020).
3. Park premises that are safe, clean, fit for human habitation, and accessible to people with disabilities.
4. Protection from unreasonable park rules and unreasonable or discriminatory rule enforcement.
5. Protection from retaliation by the management or owner when you exercise any of your legal rights, including making a complaint to the Division of Housing. If the Division determines that a landlord retaliated against a home owner, the Division may impose a fine of up to \$10,000 on the landlord.
6. **60+ DAYS** written notice of any rent increase.
7. **60+ DAYS** written notice of changes to the park rules and regulations. A home owner may file a complaint with the Division if the home owner believes any of the park rules are unreasonable.
8. **10 DAYS** to make a late rent payment, before the landlord may end your lease.
9. **90 DAYS** to fix violations of park rules, local ordinances, or state laws relating to mobile homes or mobile home lots, before the landlord may end your lease.
10. Running water and reasonable amounts of water at all times, unless water is unavailable for reasons outside the landlord's control, service is disrupted for <24 hours for repairs, or other exceptions apply under the Act.
11. **24 HOURS'** notice of water line leaks in the park (if management learns of the leak). The management shall not bill home owners for park water line leaks.
12. **48+ HOURS'** notice if water service will be disrupted for more than 2 hours for planned maintenance, and reasonable notice of water service disruptions for emergencies.
13. **48+ HOURS'** notice before the management enters your lot, except in cases of emergency or when management is posting legally required notices.
14. The right to meet with other home owners in common areas of the park to discuss park matters (if

properly reserved), and to start a homeowners' association.

15. **90 DAYS** written notice when the landlord intends to sell the park, lists the park for sale, or intends to accept an offer for the sale/transfer of the park, **before** the landlord sells the park (unless the sale is to a closely related family member or business).
16. The right to submit an offer to buy the park **at any time**, as a group or association of home owners, and have the landlord consider your offer in good faith.
17. **12+ MONTHS** written notice before the landlord changes the use of the land that makes up the mobile home park.
18. The right to sell your home and put up a For Sale sign on/in your mobile home.
19. **30 - 60 DAYS** to sell or move your home after an eviction judgement by a court (Judgment for Possession), depending on whether you prepay rent after the initial 30 days.

TENANT HOME OWNERS HAVE RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO:

1. Follow all local ordinances and state laws on mobile homes and mobile home lots.
2. Ensure that your conduct, the conduct of anyone you lease your home to, and the conduct of any of your guests, on the park premises, **does not**:
 - a. Unreasonably endanger the life of the landlord or anyone else in the park;
 - b. Amount to willful property damage or destruction; or
 - c. Materially harm or threaten real or personal property or the health, safety, or welfare of individuals or animals, including pets.
3. Pay your rent **on time** and in the amount stated in your rental agreement and any timely, written notices of rent increases.
4. Follow all reasonable, written park rules and regulations.
5. Keep your lot clean and do routine lawn or yard maintenance (except major landscaping projects). Note that the landlord is responsible for tree maintenance.
6. Do not knowingly make materially false or misleading statements on your application for tenancy.
7. If you lease your home or have long-term guests, ensure that the lease or stay follows the landlord's rules.
8. If you intend to sell your home:
 - a. Notify your landlord of your intent to sell, as required by your lease or park rules; and
 - b. Tell any prospective home buyers who want to live in the park that they must apply for tenancy with the landlord.

EVICITION

A landlord can only end a mobile home owner's lease for specific reasons, which are listed in the Mobile Home Park Act. If you receive a "Summons and Complaint" telling you to file an answer or appear in court, **you should respond/appear**; if you do not, you will lose the eviction case by "default."

FILE A COMPLAINT

Mobile home owners and landlords may file complaints with the Division of Housing for violations of the Act or Program. The Division will investigate the alleged violation(s) and all parties must cooperate with the investigation. If the parties cannot reach an agreement, the Division may impose monetary penalties or require parties to take action to resolve past or current violations.

To make a complaint, submit a complaint form online (<https://cdola.colorado.gov/mobile-home-park-dispute-resolution>) or contact the Program to ask for a paper complaint form by mail (MHPOP@state.co.us or 1-833-924-1147).