

YES! HB19-1309 Mobile Home Park Act Oversight

Majority Caucus Chair, Representative Edie Hooton and Representative Julie McCluskie

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 or Kris Grant 919-741-8473 kris.grant.house@gmail.com

PLEASE SUPPORT HB19-1309

SUPPORTED BY BOULDER COUNTY, CITY OF BOULDER, SUMMIT COUNTY, 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