

SUPPORT BILL TO PROVIDE MORE PROTECTIONS FOR MOBILE HOME OWNERS HB 19-XXX

Sponsors: Rep. Edie Hooton, Rep. Julie McCluskie

What is the Mobile Home Park Act?

The Mobile Home Park Act is a set of laws to regulate responsibilities and obligations between mobile home park landlords and mobile home owners. It is a completely different set of laws from those that govern tenant-landlord relationships.

Why Does it Matter?

Approximately 100,000 Coloradans live in mobile homes in approximately 938 mobile home parks. Many mobile homeowners and tenants are impacted by the improper actions of mobile home park owners and operators. With mobile homes, evictions are even more of a financial burden than unit renters since many homes are not actually mobile, and if a home can move, it can cost up to \$20,000.

Colorado's Mobile Home Park Act is Not Sufficient

Currently there is no state department charged with enforcing the mobile home park act so we have heard of countless stories of residents being taken advantage of by landlords with little to no way to hold landlords accountable short of hiring a private attorney, which is financially out of reach for many. In addition, many parks are located outside of city limits in unincorporated counties. Counties that are not home-ruled have little power when it comes to creating local protections for mobile home owners.

What Progress Looks Like:

This bill would improve the mobile home park act in several ways:

1. State level authority
 - a. Authority for a state department to register manufactured/mobile home park communities and collect fees
 - b. Authority for a state department and the Attorney General's Office to Administer a Mobile Home Park Act Dispute Resolution Program and Enforce the Mobile Home Park Act. The programs would be funded by annual per lot/per year fees (Estimated at \$20/lot/year and 2 million/year total).
2. County Level Authority
 - a. Permissive authority for counties to regulate and enforce regulations of mobile home parks, similar to the authority available to home rule cities to place additional requirements on mobile home park/manufactured community owners
3. Amend the Mobile Home Park Act
 - a. Lengthen the time a homeowner has to sell or move their home after an eviction action concludes in the park owner's favor (38-12-204.3) from 48 hours to 60 days.
 - b. Allows for better enforcement of the Mobile Home Park Act through the Attorney General's office.
 - c. Extend the right to cure from 5 days to 10 days for nonpayment of rent

*“I’ve been living in Denver Meadows Mobile Home Park in Aurora for 6 years. The park owner has been trying to displace and close it for 3 years and we have been fighting to save our homes. We almost always have community HOA meetings at my house and the owners have retaliated against me for it. The other day, even though I only have 2 cars and they were parked in my driveway, my car was towed in the middle of the night, the car they towed was my company car. Because of the stress of not knowing where we are going to move to, my husband Lalo was working a lot and ended up having a stroke so now he can’t work outside the home and it’s difficult to lift things. On April 1st of this year, we received a notice threatening eviction saying we will be charged \$100 per person living in our home not on our lease. The owners know we are about ready to move out and we needed my son and my grandson to live with us for the last couple of weeks, they are here to help us move things since my husband can’t. They try and take advantage of us every way they can.” ~ **Hilda Lopez, Denver Meadows MHP in Aurora, CO***

*“Before June, I was paying about \$47 for sewage and water. Then all of a sudden, prices went up over \$500 and my July bill was at \$523 and \$612 for sewage. The numbers seem to go all the way up and then all the way down without me really changing how much I use for utilities. Ever since the new owners moved in, they started charging us separately from utilities even though our original leases say that everything is included. I would have to be using 75,000 gallons a month to pay these amounts. Sometimes they were charging me before the end of month ended, which left me questioning how they could have a charge without having the total of the amount I used. How could they charge me using a meter to track gallons ahead of time? We also had hired someone to check for leaks and they didn’t find anything. We don’t understand how anyone can charge such high water bills, the only thing we could think of is we are being charged for the communal washing machines.” ~ **Rosa Flores, Pioneer Village, Unincorporated Adams County, CO***

*“In the park where we live, they were trying to charge me up to \$258 for water. The last 4 months I was paying \$128 for water. The charges have changed drastically even though we have not changed the amount of water we use. On one occasion I asked the person who reads the water meters to compare the meter’s usage number from the month before and the results were the same but the cost charged was different. When I have made complaints to the managers about the water meters and charges being too much I don’t receive any answers.” ~ **Yolanda Martinez, Lamplighter MHP in Federal Heights, CO***

*“Groups of people are being sent to court by the manager of the park. The first group was of 25 people, since then every month a group of people are sent to court. The summons are from the park manager based on a resident “breaking” park rules and regulations. I was sent to court because the manager had me to fix the skirting of my mobile home and to paint the shed the same color as the mobile home, I asked for some time to do this since I was facing other financial issues but they sent me to court anyway and didn’t give me more time. People are being sent to court for the smallest reasons including one resident who had a mop outside her door. Residents are paying fines of up to \$300 without being able to speak to a judge. Residents are told that we are not allowed to rent their homes, however the manager says that the only person who is allowed to do so is someone who is “an investor” who fixes up the homes and then rents them. This person is the only one who is allowed to do this.” ~ **Sonia Payan, resident from MHP owned by Kingsley Management, Adams County, CO***

“ We ask that our rights are respected. There is no upkeep to the park maintenance and when there are problems they take too long to fix them; we even have issues with our kids not being allowed to play in the community park. Water, drainage, and trash fees are now being charged separate when they were originally included in our lease. We can’t have visitors because their cars will get towed. Some are being charged fo



falling/dry trees or are told need to pay out of their pocket to cut down or trim trees”. ~ Homeowners at Berkeley Village MHP, Unincorporated Adams County