

Broomfield City and County - Ordinance 2083 Dec 11th meeting  
Relating to Mobile Home Communities  
Concerns on mngmnt issues

[http://broomfield.granicus.com/MediaPlayer.php?view\\_id=6&clip\\_id=1464](http://broomfield.granicus.com/MediaPlayer.php?view_id=6&clip_id=1464)

Look on left side for 11. a. Ordinance No. 2083 -

Amending Chapter 17-42 of Broomfield Municipal Code to Adopt Additional Regulations Relating to Mobile Home Communities - 2nd and Final Reading

Substantial increases in rent and utility charges  
Restricted sales of homes  
Retaliation of residents who brought complaints  
1 year, 3 diff study sessions with council

Addresses

Clarification on:

17-42-460 Limitaion on Prohibiting Sales of Mobile Homes  
17-42-470 Limitation on Required Upgrades to Existing Mobile Homes  
17-42-480 Trees  
17-42-490 Utilities and Maintenance Fees  
17-42-500 Right to Privacy and Mngmnt right to entry  
"entry on land...48 hours notice"

17-42-510 Retaliation Prohibited

17-42-520 Mediation prior to eviction

a) Mediation before eviction by 3rd party or to dispute through industry mediation procedures

\*\*\* what is an example of "industry mediation procedures" ?

b) Failure of either party to participate, after proper notice, will create presumption that the party that offered to mediate shall prevail."

c) Notice of mediation shall be considered served upon a resident

c.1) Personally on the resident at his or her place of residence

c.2a) Posting notice in conspicuous place on the home -and-

c.2b) Mailing notice by first class mail to the resident

\*\*\* what occurs if owner is out-of-town and/or resident is a renter

d) Mediation will commence within 10 days of service of notice, unless the parties agree to an alternative start date

e) Notice shall state:

e.1) reasons for mediation, including reference to the provision in this Chapter under which the dispute arises

e.2) include the name and contact information of the person issuing the notice

\*\*\* what occurs if owner is out-of-town and/or resident is a renter

f) Notice shall contain name and address of the mediation service where the mediation shall take place

g) Cost of mediation shall be borne equally by both parties

\*\*\* what prohibits costly mediation process that some parties cannot pay ?

\*\*\* what prohibits this being a "scare tactic" that MHP owners might use to discourage owner from showing ?

\*\*\* suggestions for how a full-time working MH owner finds a mediator to assist ?

17-42-530 Private civil right of action

"...any court of competent jurisdiction for damages and other remedies.."

\*\*\* suggestions for how a full-time working MH owner starts this process ?

17-42-540 State and Federal Law

"Park owners are required to comply with Colorado and Federal law, including the Fair Housing Act."

Additionally

- Private Right of Action

- Penalties for violation of ordinance

- Statement Park Owners must apply with Fair Housing Act and Fed and State acts

- Resident Home Association and rights of association membership

Handbook - model rules (still working document)

Guyleen Castrotta - resident required to remove a large dead tree at her cost.

- Getting calls from residents because it is not clear.

- Why it is put in ordinance.

Various

- "Gov for and by people"

- Reporting abuse - Put Awnings or fences and then tear down such at owner costs

- Kingsley wanted to add 50 more homes in open space. Did not get approval of project.

  - Perhaps muddy path maintenance should be done anyway.

  - Kinsley responded will be done and will report improvements to council.

- Discussion of 48 hours notice (entry on dwelling and entry on land)

  - T. Shaun Sullivan, City and County Attorney, give residents monthly notice of when meters will be read

Resource list provided p.23 and p.24 of the document