

→ **CHANGES TO COLORADO'S MANUFACTURED HOUSING COMMUNITIES/MOBILE HOME PARKS**

# LAWS AND REGULATIONS

**Below is a summary of laws and regulations pertaining to manufactured housing communities and mobile home parks in Fort Collins. Contact information is at the end of this flyer.** Renters, advocacy groups, and community partners should always contact the City of Fort Collins, not the State of Colorado.

→ **Questions about these items should be directed to the State of Colorado:**

- Residents have 90 days to address issues following an eviction “notice to quit or vacate” posting.
- A new Mobile Home Park Dispute Resolution program from the State of Colorado is available to investigate violations of state law and enforce penalties.
  - Homeowners, Homeowners’ Associations, property managers, and mobile home park owners can file complaints with the state.
  - Anonymous complaints are not allowed.
  - Renters may not file with the state but can request their landlord (homeowner) to file on their behalf.
  - Mobile home park managers and owners are not allowed to retaliate against residents filing a complaint through the state Mobile Home Park Dispute Resolution program.
- Security deposits can only be charged for a maximum of one month’s rent. (Other park entry fees may be required in addition to security deposits.)
- Lot grades and standing water are the responsibility of the property owner or manager to correct.

→ **Questions about these items should be directed to both the State of Colorado and the City of Fort Collins:**

- Water billing information for the entire mobile home park’s monthly water bill, amount owed to the utility provider, and amount paid by park management will be provided monthly to residents by property managers. Property managers must also provide the formula used to calculate the amount each mobile home resident owes for water. No additional administrative fees for water utility billing are allowed.

- Participation in community meetings, neighborhood associations, tenants' groups, and homeowners' association meetings, neighborhood action planning, and resident-owned community organizing is protected from retaliation.
- Changes to mobile home park community rules require a 60-day written notice or consent of the homeowner.
  - Rules cannot be arbitrary or unreasonable.
  - Rules and rule changes must apply to all residents equally. Unequal or selective enforcement is not allowed.
- Residents have a right to privacy and property managers can enter the mobile home only with consent of the homeowner or resident or in emergencies. Property managers, mobile home park owners, and contractors hired by property managers or owners must provide a 48-hour notice before entering the lot.

**Questions about these items should be directed to the City of Fort Collins:**

- Tree maintenance is the responsibility of the property owner or manager. Costs for tree maintenance cannot be charged to residents.
- Property managers must post the onsite manager's name, emergency contact information, and office hours in English and Spanish at the onsite office or other common space in the neighborhood.
- The only improvements that a resident can be required by mobile home park managers or owners to make to mobile homes or lots are for maintenance, repair, and upkeep for the mobile home's exterior to ensure it complies with current mobile home park rules and regulations. Interior upgrades cannot be required.

**CONTACT INFORMATION**

**CITY OF FORT COLLINS**

Neighborhood Services  
NeighborhoodServices@fcgov.com  
fcgov.com/neighborhoodservices  
970-224-6046

**STATE OF COLORADO**

Mobile Home Park Oversight Program  
MHPOP@state.co.us (preferred)  
1-833-924-1147 (toll free)

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