

**Proposed changes are in red. Black text is already established city code.**

Sec. 18-2. - Definitions.

The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Section:

Building Official shall mean the **Director of Community Development and Neighborhood Services, the Chief Building Inspector, the Neighborhood Services Manager or** ~~Building and Zoning or their~~ authorized representative.

**Specially Commissioned Officer shall mean a specially commissioned officer of the City appointed by the Chief of Police pursuant to Paragraph 2-503(b)(2) of this Code who is authorized by law to enforce provisions of this Code relative animal control, weed control, rubbish and debris, building safety, unsanitary conditions, inoperable vehicles, stormwater and wastewater runoff and any other condition that negatively impact the health, safety and welfare of mobile home park residents.**

**Water Utility, under this chapter only, shall mean all providers of potable water, stormwater and wastewater including, but not limited to, the City of Fort Collins water utility, the East Larimer County (ELCO) water utility and the Fort Collins/Loveland water utility.**

Sec. 18-4. - Inspections.

(a) Installation Inspections Required. No mobile home installed after the effective date of this Chapter shall be occupied without first having been inspected for conformance with the applicable standards specified in this Chapter and a certificate of inspection issued therefor by the Building Official. Nothing herein shall preclude a preliminary inspection of any mobile home prior to installation on a mobile home lot for assessment of conformance with this Chapter as far as such inspection may reveal. An inspection fee of twenty-five dollars (\$25.) shall be paid prior to the performance of any inspection pursuant to this Subparagraph; and, with regard to preliminary inspections, all costs to the City to accomplish such inspection shall also be paid prior to such inspection.

(b) Mobile Home Rental Unit Inspection. No mobile home rental unit existing at the time of the effective date of this Chapter or thereafter shall be occupied without first having been inspected for conformance with the applicable standards specified in this Chapter and a certificate of inspection issued therefor by the Building Official. Every existing mobile home rental unit shall be inspected within sixty (60) days of the effective date of this Chapter, and every mobile home rental unit installed thereafter shall be so inspected within sixty (60) days after installation. Reinspection of mobile home rental units shall occur at least once every five (5) years; and upon such inspection, the Building Official shall issue a certificate of reinspection upon a finding of conformance with the applicable standards specified in this Chapter.

(c) Compliance Inspections. In addition to the foregoing, the Building Official **or any Specially Commissioned Officer of the City** is hereby authorized, empowered and directed to make such other inspections as are necessary, from time to time, to determine satisfactory compliance with this Chapter and the regulations issued hereunder.

(d) Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this Chapter, or whenever the Building Official **or any Specially Commissioned Officer of the City** has reasonable cause to believe that there exists in any mobile home, mobile home lot or mobile home park any condition or violation which makes such mobile home, lot or park unsafe, dangerous or hazardous, the Building Official **or any Specially Commissioned Officer of the City** may, at **their** discretion, enter such mobile home, lot or park at all reasonable times to perform any inspection or other duty imposed upon the Building Official **or any Specially Commissioned Officer of the City** by this Chapter. If such mobile home or mobile home lot is occupied, the Building Official **or any Specially Commissioned Officer of the City** shall first present proper credentials and request entry. If such mobile home or mobile home lot is unoccupied, the Building Official **or any Specially Commissioned Officer of the City** shall first make a reasonable effort to locate the owner or other persons having charge or control of the mobile home or premises and request entry. If such entry is refused, the Building Official **or any Specially Commissioned Officer of the City** shall have recourse to every remedy provided by law to secure entry, **including seeking an inspection warrant from the Municipal Court.**

(e) Owner Access. It shall be the duty of every occupant of a mobile home lot to give the owner thereof or his or her agent or employee access to any part of such mobile home lot at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Chapter and the regulations issued hereunder, or with any lawful order issued pursuant to the provisions of this Chapter.

#### Sec. 18-6. - Mobile home park management

**(g) No person shall create, cause to be created, enforce or seek to enforce any provision contained in any restrictive covenant which has the effect of prohibiting the installation or use of clothes lines in mobile home parks.**

#### Sec. 18-7. - Park utilities and fire protection.

(a) Park Utilities. Every mobile home park shall be provided with water, sewer, electric and, where available, gas utilities. Such utilities shall be designed and installed with appropriate distribution systems supplying each mobile home lot in accordance with the plumbing, mechanical and electrical codes as adopted by the City. All mobile home sewer connections shall be watertight, and all cross-connections in the potable water distribution system supplying all mobile homes shall be eliminated. Every mobile home frame shall be electrically grounded by means of an approved metallic water pipe ground or approved ground rod. Every mobile home shall be supplied with electricity by a service outlet rated at one hundred twenty/two hundred forty (120/240) volts alternating current (AC) and not less than fifty (50) amperes. Such service outlets shall be located not more than twenty-five (25) feet from the mobile home.

(b) Mobile Home Park Fire Protection. Every mobile home park shall be provided with fire protection water supply, fire hydrants and fire department access as specified in the City fire code.

**(c) Transparency in water use, billing, and leak mitigation efforts. Every mobile home park shall provide the Building Official with any notice, correspondence or invoice from the water utility that documents the total volume of water consumed by the mobile home park during the previous billing period, the cost billed by the water utility to the mobile home park during the previous billing period and any notice of potential leak in the water supply within the mobile home park.**

(1) Mobile Home Parks shall disclose such notices, correspondence, or invoices from the water utility to the Building Official within 14 days of the date of the notices, correspondence, or invoices, or seven days after receipt, whichever is earlier.

(2) Mobile Home Parks may redact sensitive personal identifying information and financial institution account information from such notices, correspondence, or invoices prior to disclosure to the Building Official if such redaction does not prevent the disclosure of the actual use and cost of water to the mobile home park.

(3) Mobile Home Parks shall provide the Building Official with the methodology by which the management calculates the amount charged to each unit for water usage on the lot and common areas, including the total number of mobile home units within the mobile home park that were billed for water usage by the mobile home park.

(4) A water utility shall provide the Building Official all notices, correspondence or invoices provided to a mobile home park, excepting redaction under sub-(c)(2).

(5) The Building Official may notify the mobile home park of any billing discrepancies and may provide 30 days for the mobile home park to correct any overcharge or billing discrepancy. Any overcharge must be credited to the resident in the next billing cycle.