



Legislative  
Council Staff

*Nonpartisan Services for Colorado's Legislature*

HB 20-1201

# FISCAL NOTE

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|-------------------------|--|------------------------|---|
| <b>Drafting Number:</b> | LLS 20-0635  | <b>Date:</b>           | February 18, 2020                                     |
| <b>Prime Sponsors:</b>  | Rep. Hooton;<br>Gonzales-Gutierrez<br>Sen. Moreno; Ginal | <b>Bill Status:</b>    | House Trans. & Local Govt.                            |
|                         |  | <b>Fiscal Analyst:</b> | Matt Bishop   303-866-4796<br>Matt.Bishop@state.co.us |

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**Bill Topic:** **MOBILE HOME PARK RESIDENTS OPPORTUNITY TO PURCHASE**

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**Summary of Fiscal Impact:**

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|---|--|
| <input type="checkbox"/> State Revenue                | <input type="checkbox"/> TABOR Refund            |
| <input checked="" type="checkbox"/> State Expenditure | <input type="checkbox"/> Local Government        |
| <input type="checkbox"/> State Transfer               | <input type="checkbox"/> Statutory Public Entity |

The bill gives homeowners in a mobile home park the opportunity to make an offer to purchase the park if the landlord anticipates selling it. It increases state workload on an ongoing basis.

**Appropriation Summary:** No appropriation is required.

**Fiscal Note Status:** The fiscal note reflects the introduced bill.

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## Summary of Legislation

The bill gives homeowners in a mobile home park, or an association representing a majority of homeowners, the opportunity to make an offer to buy the park if the landlord anticipates selling it or changing the use of the land. Upon receiving an offer, the landlord is required to provide documents in response to reasonable requests for information and to negotiate in good faith. The bill establishes notification and reporting requirements, timeframes for homeowners to act, and exemptions from these requirements.

## State Expenditures

The new rules regarding the sale of mobile home parks could lead to additional disputes, leading to increased workload in the Division of Housing, the Office of Administrative Courts, or in trial courts as part of the Mobile Home Park Act Dispute Resolution and Enforcement Program. As the number of disputes is expected to be small, any workload increase will be minimal and absorbable within existing appropriations.

## Effective Date

The bill takes effect upon signature of the Governor, or upon becoming law without his signature, and applies to conduct occurring on or after the effective date of the bill.

**State and Local Government Contacts**

Counties  
Law  
Personnel

Information Technology  
Local Affairs

Judicial  
Municipalities