

**Senate Finance**

**03/24/2026**

**HB26-1120 Mobile Home Property Taxation**

**Typed Text of Testimony Submitted**

<b>Name, Position, Representing</b>	<b>Typed Text of Testimony</b>
JEANY RUSH  Against  themselves	<p>TO: SENATE FINANCE COMMITTEE RESEND 3-24-26</p> <p>TO: HOUSE FINANCE COMMITTEE</p> <p>RE: HB26-1120 MOBILE HOME PROPERTY TAXATION</p> <p>SPONSORS: MARTINEZ, VELASCO, SIMPSON, KIPP</p> <p>FROM: JEANY RUSH, COLORADO CONSTITUENT 2-23-26</p> <p>VOTE: NO</p> <p>Reason No. 1 - Overreach of this body into designations which comprise what is actually Chattel, Private Property, as Opposed to actual Real Estate.</p> <p>A mobile home is more like a vehicle, travel trailer, or other owned vehicle. It may or may not sit on a mobile park piece of property via lease. It may be older, and be on a month to month. This of course, is dangerous to the owner who may have to move without much notice. But The actual designation is not a permanent structure, foundation, and certainly not Real Estate. If the unit is skirted, tied, foundational, and sitting on a longer lease, it comes closer to actual real estate. It is however, not a Real Estate property. If it were sitting on an owned piece of land, then yes it would be designated for assessor purposes, real property.</p> <p>This is still a personal property category and should be taxed accordingly. Further, while I have no problem with tax breaks for disabled, elderly, this amount of interference goes too far in penalizing too many in the process. Giving this a Pseudo real estate category, enabling more time for a faux "title" lien to buy more time, unnecessarily harms the potential note-holder of the Property, like if it were a car, and there was a loan to pay off or repossess!. While again, I can see some break in time, making a loan holder wait 3 to 9 years is outrageous, even for someone with disabilities.</p>

	<p>This is not sustainable, and this body should not be redefining these categories. Not to mention, the amount of change, work for assessors would be a waste of time.</p> <p>We already have property designations in place, and you have stepped way into the cow patty world on this!</p> <p>There are ways to help people, without intruding in existing laws, and I suggest that be a recommendation.</p> <p><b>THIS SHOULD NOT BE A SAFETY CLAUSE EITHER, AND SHOULD BE VOTED ON BY THE ELECTORATE</b></p>
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