

HB1257\_L.001

HOUSE COMMITTEE OF REFERENCE AMENDMENT  
Committee on Transportation, Housing & Local Government.  
HB23-1257 be amended as follows:

- 1 Amend printed bill, page 3, strike lines 20 through 22.
- 2 Page 4, strike lines 1 through 12.
- 3 Renumber succeeding subsections accordingly.
- 4 Page 4, line 16, after "INCLUDES" insert "DRINKING".
- 5 Page 4, strike line 17 and substitute "THE DISTRIBUTION SYSTEM."
- 6 Page 5, strike lines 18 through 20 and substitute:
  - 7 "(a) THE FINISHED WATER FAILS TO COMPLY WITH THE PRIMARY
  - 8 DRINKING WATER QUALITY STANDARDS ESTABLISHED BY RULE UNDER
  - 9 SECTIONS 25-8-202 AND 25-8-204, OR WITH ANY MAXIMUM CONTAMINANT
  - 10 LEVEL ESTABLISHED BY THE UNITED STATES".
- 11 Page 7, line 2, strike "CRITERIA:" and substitute "CRITERIA, NOT LISTED IN
- 12 ORDER OF IMPORTANCE:".
- 13 Page 7, line 8, strike "A" and substitute "THE MOST RECENT VERSION OF
- 14 ITS".
- 15 Page 7, line 13, strike "AND".
- 16 Page 7, line 15, strike "SUPPLY." and substitute "SUPPLY; AND
- 17 (F) PARKS THE DIVISION DETERMINES SHOULD BE PRIORITIZED."
- 18 Page 7, strike lines 19 through 27.
- 19 Page 8, strike line 1 and substitute:
  - 20 "(2) **Testing parameters.** (a) IN DEVELOPING THE TESTING
  - 21 PROGRAM, THE DIVISION SHALL INTERVIEW RESIDENTS OF PARKS TO
  - 22 UNDERSTAND RESIDENT EXPERIENCES, INCLUDING DAMAGE TO
  - 23 APPLIANCES, HEALTH EFFECTS, AND ECONOMIC EFFECTS, AND SHALL
  - 24 ASSESS POSSIBLE CAUSES OF CONCERN ABOUT THE QUALITY OF FINISHED
  - 25 WATER, INCLUDING CONCERNS ABOUT FINISHED WATER THAT HAS AN
  - 26 ABNORMAL COLOR, ODOR, OR TASTE. THE DIVISION SHALL CONDUCT THE
  - 27 INTERVIEWS IN ENGLISH, SPANISH, OR ANY OTHER LANGUAGE REQUESTED
  - 28 BY A RESIDENT OR THAT THE DIVISION DETERMINES IS NECESSARY TO

1 CONDUCT THE INTERVIEW.

2 (b) IN DEVELOPING THE TESTING PROGRAM, THE DIVISION SHALL  
3 DETERMINE AND APPROVE A SPECIFIC SAMPLING AND TESTING PLAN FOR  
4 EACH PARK REQUIRING ANY WATER QUALITY TESTING THAT THE  
5 DIVISION".

6 Page 8, strike lines 3 through 8 and substitute "QUALITY AND TO ASSES  
7 PARK RESIDENT CONCERNS IDENTIFIED IN THE INTERVIEWS DESCRIBED IN  
8 SUBSECTION (2)(a) OF THIS SECTION. THE TESTING MAY INCLUDE:

9 (I) TESTING TO DETERMINE IF THE WATER COMPLIES WITH THE  
10 PRIMARY AND SECONDARY DRINKING WATER STANDARDS ESTABLISHED BY  
11 RULE UNDER SECTIONS 25-8-202 AND 25-8-204 AND WITH THE MAXIMUM  
12 CONTAMINANT LEVELS OR SECONDARY MAXIMUM CONTAMINANT LEVELS  
13 ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION  
14 AGENCY;

15 (II) TESTING TO EVALUATE HARDNESS, IRON, CALCIUM, AND TOTAL  
16 DISSOLVED SOLIDS; AND

17 (III) TESTING FOR CHEMICALS WITH HEALTH ADVISORY LEVELS IF  
18 THE DIVISION BELIEVES THE CHEMICALS MAY BE PRESENT IN THE FINISHED  
19 WATER."

20 Page 8, line 9, strike "(II) Is" and substitute "(c) EACH APPROVED  
21 SAMPLING AND TESTING PLAN IS".

22 Reletter succeeding paragraphs accordingly.

23 Page 8, line 12, strike "PRESENT" and substitute "NEAR OR IN EXCESS OF  
24 THE STANDARD".

25 Page 8, strike lines 21 through 25 and substitute:

26 "(II) AVOID TESTING WITHIN A MOBILE HOME WITHOUT THE  
27 OWNER'S OR RENTER'S CONSENT AND EVALUATE POSSIBLE ALTERNATE  
28 TESTING LOCATIONS, INCLUDING PEDESTALS AND SERVICE LINES."

29 Page 9, after line 12 insert:

30 "(D) THE DIVISION OF HOUSING IN THE DEPARTMENT OF LOCAL  
31 AFFAIRS;"

32 Reletter succeeding sub-subparagraphs accordingly.

33 Page 10, line 3, after "RESULTS" insert "WITHIN FORTY-EIGHT HOURS".

- 1 Page 10, lines 26 and 27, strike "ENFORCEMENT PURSUANT TO ARTICLE 1  
2 OF TITLE 6." and substitute "SECTION 38-12-1104 AND PART 2 OF ARTICLE  
3 12 OF TITLE 38."
- 4 Page 11, line 3, strike "DIVISION:" and substitute "DIVISION SHALL:".
- 5 Page 11, line 4, strike "MAY PERFORM OR REQUIRE ADDITIONAL TESTING"  
6 and substitute "PERFORM OR REQUIRE ADDITIONAL TESTING, IF  
7 NECESSARY,".
- 8 Page 11, line 6, strike "TESTING AND" and substitute "TESTING,".
- 9 Page 11, line 7, strike "SUPPLY;" and substitute "SUPPLY OUTSIDE THE  
10 MOBILE HOME, AND TESTING OF FLOW RATES AND WATER PRESSURE;".
- 11 Page 11, line 8, strike "SHALL NOTIFY" and substitute "NOTIFY".
- 12 Page 11, line 10, strike "SHALL TIMELY" and substitute "TIMELY".
- 13 Page 11, line 16, strike "SHALL, WHEN" and substitute "WHEN".
- 14 Page 11, line 24, strike "NINETY" and substitute "ONE HUNDRED TWENTY".
- 15 Page 11, line 27, strike "NOTICE;" and substitute "NOTICE AND MUST  
16 INCLUDE DEADLINES, WITH STATUS UPDATE REQUIREMENTS, TO ADDRESS  
17 THE WATER QUALITY ISSUE;".
- 18 Page 12, lines 3 and 4, strike "AN ALTERNATE SOURCE OF" and substitute  
19 "A REASONABLE AND SUFFICIENT AMOUNT OF ACCESSIBLE".
- 20 Page 12, line 6, strike "MAY" and substitute "SHALL".
- 21 Page 12, lines 15 and 16, strike "MUST BE DESIGNED TO HELP ACHIEVE  
22 ENVIRONMENTAL JUSTICE AND".
- 23 Page 12, line 18, strike "DIVISION:" and substitute "DIVISION SHALL:".
- 24 Page 12, line 19, strike "SHALL CONDUCT" and substitute "CONDUCT", and  
25 strike "PARKS" and substitute "PARK RESIDENTS".
- 26 Page 12, line 23, strike "SHALL COORDINATE" and substitute  
27 "COORDINATE".

- 1 Page 12, line 26, strike "SHALL ENSURE" and substitute "ENSURE".
- 2 Page 13, line 3, strike "MAY CONSULT" and substitute "CONSULT".
- 3 Page 13, line 5, after "HIGHER EDUCATION," insert "THE WATER  
4 PROVIDER,".
- 5 Page 13, line 7, strike "SHALL CONSIDER" and substitute "CONSIDER".
- 6 Page 13, line 9, strike "SHALL ASSESS" and substitute "ASSESS".
- 7 Page 13, line 15, strike "SHALL COLLECT" and substitute "COLLECT".
- 8 Page 13, line 20, strike "TESTED" and substitute "TESTED, THE TESTING  
9 LOCATIONS,".
- 10 Page 14, line 2, strike "AND".
- 11 Page 14, strike line 4 and substitute "PLAN; AND  
12 (f) INCLUDE A WRITTEN DESCRIPTION OF HOW PARK RESIDENT  
13 FEEDBACK WAS AND WAS NOT INCORPORATED.".
- 14 Page 14, line 12, strike "OWNERS" and substitute "OWNERS, NONPROFIT  
15 ENTITIES,".
- 16 Page 14, line 16, before "PARK." insert "PARK OR IMPROVE WATER  
17 QUALITY IN A".
- 18 Page 15, line 3, strike "OWNER" and substitute "OWNER, NONPROFIT  
19 ENTITY,".
- 20 Page 15, line 8, after "OWNER," insert "NONPROFIT ENTITY,".
- 21 Page 15, line 14, after "REMEDICATION" insert "OR IMPROVEMENT".
- 22 Page 15, line 22, strike "ISSUE." and substitute "ISSUE OR IMPROVE WATER  
23 QUALITY.".
- 24 Page 15, lines 26 and 27, strike "THE DIVISION SHALL DISTRIBUTE GRANT  
25 MONEY WITHIN ONE HUNDRED TWENTY DAYS".
- 26 Page 16, strike line 1.

- 1 Page 16, line 11, strike "6-1-112 (3)" and substitute "25-8-1007 (3)".
- 2 Page 16, line 17, strike "MAY" and substitute "SHALL, AS NECESSARY TO  
3 ADDRESS A PARK'S WATER QUALITY ISSUES OR IMPROVE A PARK'S WATER  
4 QUALITY,".
- 5 Page 16, line 22, strike "MAY" and substitute "SHALL, AS NECESSARY TO  
6 ADDRESS A PARK'S WATER QUALITY ISSUES OR IMPROVE A PARK'S WATER  
7 QUALITY,".
- 8 Page 16, line 23, strike "10." and substitute "10 IN ACCORDANCE WITH  
9 SECTION 25-8-605.
- 10 Page 16, strike lines 24 through 27 and substitute:
- 11 "(3) (a) IF THE PARK OWNER FAILS TO COMPLY WITH A CEASE AND  
12 DESIST ORDER, CREATE A REMEDIATION PLAN, IMPLEMENT A REMEDIATION  
13 PLAN, OR RESPOND TO THE DIVISION IN CONNECTION WITH A REMEDIATION  
14 PLAN, THE DIVISION MAY IMPOSE A CIVIL PENALTY OF UP TO TEN  
15 THOUSAND DOLLARS PLUS AN ADDITIONAL FIVE THOUSAND DOLLARS FOR  
16 EACH FULL CALENDAR MONTH AFTER THE FIRST CALENDAR MONTH FOR  
17 WHICH THE VIOLATION CONTINUES. THE DIVISION MUST IMPOSE A CIVIL  
18 PENALTY IN ACCORDANCE WITH ARTICLE 4 OF TITLE 24.
- 19 (b) THE DIVISION SHALL TRANSFER A CIVIL PENALTY COLLECTED  
20 PURSUANT TO THIS SUBSECTION (3) TO THE STATE TREASURER, WHO SHALL  
21 CREDIT THE CIVIL PENALTY TO THE FUND.".
- 22 Page 17, strike lines 1 through 5.
- 23 Page 17, strike lines 11 through 14.
- 24 Renumber succeeding subsection accordingly.
- 25 Page 18, strike line 6 and substitute "SECTION 38-12-1106.".
- 26 Page 18, strike lines 7 through 27.
- 27 Strike page 19.
- 28 Page 20, strike lines 1 through 10.
- 29 Renumber succeeding sections accordingly.

1 Page 20, line 22, strike "REPRESENT" and substitute "ADVOCATE FOR AND  
2 LIAISE WITH".

3 Page 21, after line 7 insert:

4 "SECTION 5. In Colorado Revised Statutes, 38-12-204, **amend**  
5 (4) introductory portion, (4)(b), and (4)(c); and **add** (4)(d) as follows:

6 **38-12-204. Nonpayment of rent - notice required for rent**  
7 **increase - limitation on rent increases.** (4) A landlord shall not increase  
8 rent on a RESIDENT OF A mobile home park lot if the park:

9 (b) Has any unpaid penalties owed to the division of housing; ~~or~~

10 (c) Has not fully complied with any final agency order issued by  
11 the division of housing; OR

12 (d) HAS NOT FULLY COMPLIED WITH SECTION 25-8-1003 (2).

13 **SECTION 6.** In Colorado Revised Statutes, 38-12-212.3, **amend**  
14 (2)(b)(III) and (2)(b)(IV); and **add** (2)(b)(V) as follows:

15 **38-12-212.3. Responsibilities of landlord - acts prohibited.**

16 (2) In addition to the responsibilities described in subsection (1)(a) of  
17 this section, a landlord is responsible for:

18 (b) The premises, including:

19 (III) Maintaining lot grades, regrading lots as necessary to prevent  
20 the accumulation of stagnant water and the detrimental effects of moving  
21 water, and taking reasonably necessary steps to maintain the integrity of  
22 the foundation of each mobile home's utility pedestal or pad space in  
23 order to prevent structural damage to the mobile home, except in  
24 circumstances where the need for such maintenance is caused by a  
25 resident's actions; ~~and~~

26 (IV) Maintaining trees on the premises in a manner that protects  
27 the safety of residents of the park and their property, including the  
28 preservation of healthy, mature trees that home owners reasonably  
29 expected to remain on the premises when they signed their rental  
30 agreements, so long as such preservation does not pose a safety risk to  
31 any person, property, or infrastructure; AND

32 (V) COMPLYING WITH THE PROVISIONS OF PART 10 OF ARTICLE 8  
33 OF TITLE 25."

34 Renumber succeeding sections accordingly.

35 Page 21, after line 14 insert:

36 "SECTION 8. In Colorado Revised Statutes, 38-12-502, **add**  
37 (6.5) as follows:

38 **38-12-502. Definitions.** As used in this part 5 and part 8 of this

1 article 12, unless the context otherwise requires:  
2 (6.5) "ORGANIZING INCLUDES:  
3 (a) FACILITATING OR ATTENDING A MEETING FOR PURPOSES OF  
4 FORMING A TENANTS' ORGANIZATION OR FILING A COMPLAINT, EVEN IF THE  
5 ORGANIZATION IS NOT YET FORMED OR THE COMPLAINT HAS NOT YET BEEN  
6 FILED WHEN THE RETALIATION OCCURS OR  
7 (b) DISTRIBUTION OF FLYERS OR OTHER PROMOTIONAL OR  
8 EDUCATIONAL MATERIALS RELATED TO EFFORTS TO ORGANIZE TENANTS."

9 Renumber succeeding sections accordingly.

10 Page 21, line 16, strike "(1)" and substitute "(1); and **add (5)**".

11 Page 21, strike lines 18 and 19 and substitute "retaliate against a tenant  
12 by increasing rent, ~~or~~ BY decreasing services, ~~or~~ by bringing or  
13 threatening to bring an action for possession, OR BY BRINGING ANY OTHER  
14 ADVERSE ACTION in response to".

15 Page 22, after line 2 insert:

16 "(5) A RETALIATORY ACTION DESCRIBED IN SUBSECTION (1) OF  
17 THIS SECTION IS REBUTTABLY PRESUMED TO BE RETALIATION IN VIOLATION  
18 OF THIS SECTION IF DONE WITHIN ONE HUNDRED TWENTY DAYS AFTER THE  
19 TENANT DOES AN ACTION DESCRIBED IN SUBSECTION (1)(a) TO (1)(c) OF  
20 THIS SECTION."

21 Page 22, line 18, strike "SOURCE AND THE WATER" and substitute  
22 "SOURCE".

23 Page 22, strike lines 19 and 20.

\*\* \*\* \*\* \*\* \*\*