

HOUSE COMMITTEE OF REFERENCE REPORT

Chair of Committee

March 19, 2024
Date

Committee on Transportation, Housing & Local Government.

After consideration on the merits, the Committee recommends the following:

HB24-1294 be amended as follows, and as so amended, be referred to the Committee on Appropriations with favorable recommendation:

- 1 Amend printed bill, page 6, line 3, strike "(3),".
- 2 Page 8, line 10, strike "CURRENT RENT-TO-OWN CONTRACT." and
3 substitute "RENT-TO-OWN CONTRACT PURSUANT TO PART 13 OF THIS
4 ARTICLE 12 THAT HAS NOT BEEN TERMINATED."
- 5 Page 8, strike lines 11 through 17.
- 6 Page 8, line 19, strike "homes." and substitute "homes".
- 7 Page 8, line 21, after "assignees" insert "FOR WHICH THE MANAGEMENT OR
8 LANDLORD HAS A RENTAL AGREEMENT WITH A TENANT FOR A MOBILE
9 HOME OR LOT OR IS RECEIVING RENT PAYMENTS FOR A MOBILE HOME OR
10 LOT FROM A TENANT OR A THIRD PARTY."
- 11 Page 9, line 15, after "CONDEMNED" insert "FOR REASONS THAT ARE THE
12 RESPONSIBILITY OF THE PARK OWNER".
- 13 Page 9, lines 22 and 23, strike "(4)(e), (4)(f), (6), and (7)" and substitute
14 "(4)(e)".
- 15 Page 10, line 3, strike "~~ten~~ FOURTEEN" and substitute "ten".
- 16 Page 10, line 21, strike "ORDER OR ANY OFFICIAL NOTICE" and substitute
17 "ORDER."
- 18 Page 10, strike lines 22 through 24.

- 1 Reletter succeeding paragraph accordingly.
- 2 Page 10, line 26, strike "TWENTY-FOUR" and substitute "TWELVE".
- 3 Page 11, line 1, after "38-12-212.3." add "THIS SUBSECTION (4)(e) SHALL
4 NOT APPLY TO A NEGOTIATED SETTLEMENT THAT PRECEDES A FINAL
5 AGENCY OR COURT ORDER."
- 6 Page 11, strike lines 2 through 10.
- 7 Page 14, line 16, strike "DAYS, AND THE" and substitute "DAYS, DURING
8 WHICH THE DIVISION IS ENCOURAGED TO REVIEW AND CONDUCT AN INITIAL
9 ASSESSMENT OF THE COMPLAINT. THE".
- 10 Page 14, line 23, after "COMPLAINT." add "THIS SECTION DOES NOT APPLY
11 TO EVICTIONS FILED PURSUANT TO SECTION 38-12-203(1)(f)."
- 12 Page 15, line 15, after "THE" insert "REASONABLE".
- 13 Page 15, line 16, strike "FORTY-EIGHT HOURS" and substitute "SEVEN
14 DAYS".
- 15 Page 15, line 23, after "MEETING." add "A LANDLORD MAY USE A VIRTUAL
16 LANGUAGE LINE OR OTHER MEANS OF PROVIDING LIVE INTERPRETATION
17 VIRTUALLY OR ONLINE TO SATISFY THE REQUIREMENTS OF THIS SECTION.
18 THE DIVISION IS ENCOURAGED TO PUBLISH A LIST OF AVAILABLE VIRTUAL,
19 ONLINE, AND REMOTE INTERPRETATION SERVICES THAT ARE OFFERED BY
20 TRAINED INTERPRETERS."
- 21 Page 16, strike lines 9 and 10 and substitute:
22 "(C) Running water and reasonable amounts of water are
23 furnished at all times to each utility".
- 24 Page 16, line 15, after "reason;" insert "A THIRD-PARTY WATER PROVIDER
25 SHUTS OFF WATER FOR THE MOBILE HOME PARK FOR ANY REASON THAT IS
26 UNRELATED TO THE LANDLORD'S ACTIONS OR INACTIONS;"
- 27 Page 17, lines 3 and 4, strike "SUFFICIENT FOR DRINKING, COOKING,
28 BATHING," and substitute "REASONABLY SUFFICIENT FOR DRINKING AND
29 COOKING NO LATER THAN TWELVE HOURS AFTER A SERVICE DISRUPTION
30 BEGINS, AND REASONABLY SUFFICIENT FOR BATHING".
- 31 Page 17, line 5, strike "HOUSEHOLD," and substitute "HOUSEHOLD NO

- 1 LATER THAN SEVENTY-TWO HOURS AFTER A SERVICE DISRUPTION
2 BEGINS,".
- 3 Page 17, line 13, strike "WATER," and substitute "WATER REASONABLY".
- 4 Page 17, line 14, after "HYGIENE" insert "WITHIN THE TIME FRAMES
5 SPECIFIED IN SUBSECTION (1)(b)(II) OF THIS SECTION".
- 6 Page 17, line 16, strike "PARK." and substitute "PARK PERFORMED OR
7 ORDERED BY A PARK OWNER OR A PARK OWNER'S AGENT OR
8 CONTRACTOR.".
- 9 Page 17, line 25, after "roads," insert "EXISTING OR CONSTRUCTED".
- 10 Page 19, line 12, strike "AN" and substitute "ONE".
- 11 Page 19, line 13, strike "LANGUAGE," and substitute "LANGUAGE OTHER
12 THAN ENGLISH OR SPANISH,".
- 13 Page 19, line 16, after the period add "A LANDLORD MAY PROVIDE A
14 TRANSLATION PURSUANT TO THIS SECTION VIRTUALLY OR THROUGH THE
15 USE OF AN ONLINE TRANSLATION PROGRAM, INCLUDING PROGRAMS THAT
16 MAY BE PUBLISHED BY THE DIVISION, SO LONG AS THE TRANSLATED
17 WRITTEN NOTICE, DISCLOSURE, OR COMMUNICATION SATISFIES ALL
18 APPLICABLE LEGAL REQUIREMENTS.".
- 19 Page 20, line 5, after "INFORMATION" insert "REASONABLY".
- 20 Page 20, line 22, strike "ANY LANGUAGE" and substitute "ONE LANGUAGE
21 IN ADDITION TO ENGLISH AND SPANISH".
- 22 Page 20, line 27, strike "SERVICE." and substitute "SERVICE, INCLUDING A
23 VIRTUAL OR REMOTE LANGUAGE LINE THAT PROVIDES LIVE
24 INTERPRETATION BY A TRAINED INTERPRETER.".
- 25 Page 23, line 8, after "(c)" insert "(I)".
- 26 Page 23, line 13, strike "(I)" and substitute "(A)".
- 27 Page 23, line 16, strike "(II)" and substitute "(B)" and strike "OR RESIDE
28 AT".
- 29 Page 23, line 17, strike "STRUCTURE;" and substitute "STRUCTURE, OR

1 WHO MAY RESIDE AT THE MOBILE HOME;".

2 Page 23, line 18, strike "(III)" and substitute "(C)".

3 Page 23, line 20, strike "(IV)" and substitute "(D)".

4 Page 23, line 21, strike "STATE" and substitute "FEDERAL, STATE,".

5 Page 23, after line 21 insert:

6 "(II) THIS SUBSECTION (2)(c) DOES NOT PRECLUDE A LANDLORD
7 FROM CONDUCTING ANY LAWFUL SCREENING OF A RENTAL APPLICATION.".

8 Page 24, line 7, strike "THAT" and substitute "THAT:".

9 Page 24, line 8, strike "SPECIFY" and substitute:

10 "(I) SPECIFY".

11 Page 24, line 10, strike "UNENFORCEABLE." and substitute
12 "UNENFORCEABLE; AND

13 (II) SPECIFY ADDITIONAL PARK RULES AND REGULATIONS THAT
14 ARE STRICTLY NECESSARY PURSUANT TO THIS SECTION AND ARE
15 ENFORCEABLE OR PRESUMPTIVELY ENFORCEABLE.".

16 Page 27, line 2, strike "(9)(b)(I)" and substitute "(9)(b); and **add** (9)(b.5)".

17 Page 27, line 6, strike "(I)" and substitute "(H)".

18 Page 27, line 10, before "(A)" insert "(I)".

19 Page 27, line 12, strike "**and**" and substitute "and".

20 Page 27, line 19, strike "AND" and substitute "OR".

21 Page 27, strike line 20, and substitute:
22 (II) ~~Any material change to the price, terms, and conditions of an~~
23 ~~acceptable offer the landlord has received to sell the mobile home park or~~
24 ~~for which the landlord intends to sell the park is considered a new~~
25 ~~triggering event, requiring a new notice pursuant to subsection (1)(a) of~~
26 ~~this section and creating a new one-hundred-twenty-day time period. THE~~
27 ~~LANDLORD IS ONLY CONSIDERING AN OFFER FROM A".~~

1 Page 27, strike lines 23 and 24 and substitute "IF AT ANY POINT THERE IS
2 A NEW TRIGGERING EVENT SPECIFIED IN".

3 Page 27, line 25, strike "SECTION." and substitute "SECTION INVOLVING
4 A DIFFERENT PARTY.

5 (b.5) ANY MATERIAL CHANGE TO THE PRICE, TERMS, AND
6 CONDITIONS OF AN ACCEPTABLE OFFER THE LANDLORD HAS RECEIVED TO
7 SELL THE MOBILE HOME PARK OR FOR WHICH THE LANDLORD INTENDS TO
8 SELL THE PARK IS CONSIDERED A NEW TRIGGERING EVENT, REQUIRING A
9 NEW NOTICE PURSUANT TO SUBSECTION (1)(a) OF THIS SECTION AND
10 CREATING A NEW ONE-HUNDRED-TWENTY-DAY TIME PERIOD."

11 Page 28, line 2, strike "ORDER" and substitute "ORDER, AFTER A REVIEW
12 OF THE FILINGS OR AT ANY POINT THEREAFTER,".

13 Page 28, line 17, after "THAT" insert "THE COURT DETERMINES".

14 Page 29, line 23, strike "SEVEN" and substitute "TEN".

15 Page 30, line 18, strike "THE MAXIMUM" and substitute "EITHER THE
16 REMEDIATION COST OR AN ESTIMATED".

17 Page 41, after line 17 insert:

18 "SECTION 20. **Applicability.** Section 18 of this act applies to
19 rent-to-own mobile home contracts formed on or after June 30, 2024.

20 SECTION 21. **Effective date.** This act takes effect June 30,
21 2024; except that sections 1, 6, 8, 14, 15, 17, and section 38-12-212.3 (1)
22 and (2), Colorado Revised Statutes, as amended in section 9 of this act,
23 and sections 38-12-214 (2), (2.5), (2.7), and (3), Colorado Revised
24 Statutes, as amended in section 13 of this act, take effect upon passage."

25 Renumber succeeding section accordingly.

26 Strike "THIRTY-ONE" and substitute "TWENTY-ONE" on: **Page 14**, lines 15
27 and 17.

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