

HOUSE COMMITTEE OF REFERENCE REPORT

March 23, 2022

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Chair of Committee

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Date

Committee on Transportation & Local Government.

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

HB22-1287 be amended as follows, and as so amended, be referred to the Committee on Appropriations with favorable recommendation:

- 1 Amend printed bill, page 8, line 27, strike "LICENSED OR CERTIFIED  
2 RESIDENTIAL" and substitute "LICENSED, CERTIFIED RESIDENTIAL, OR  
3 CERTIFIED GENERAL".
- 4 Page 9, line 5, strike "LICENSED OR CERTIFIED RESIDENTIAL" and  
5 substitute "LICENSED, CERTIFIED RESIDENTIAL, OR CERTIFIED GENERAL".
- 6 Page 10, strike line 19 and substitute "(5), (6), and (7) as follows:".
- 7 Page 12, strike lines 3 and 4 and substitute:  
8           "(6) (a) A NOTICE OF A RENT INCREASE ISSUED IN VIOLATION OF  
9 THIS SECTION IS INVALID AND HAS NO FORCE AND EFFECT.  
10           (b) A NOTICE OF A RENT".
- 11 Page 12, after line 7 insert:  
12           "(7) THE REQUIREMENTS OF SUBSECTIONS (4) AND (6)(b) OF THIS  
13 SECTION ARE NOT SUBJECT TO ENFORCEMENT THROUGH THE "MOBILE  
14 HOME PARK ACT DISPUTE RESOLUTION AND ENFORCEMENT PROGRAM"  
15 CREATED IN PART 11 OF THIS ARTICLE 12.".
- 16 Page 14, lines 20 and 21, strike "(5), (6) introductory portion, (6)(c), and  
17 (6)(d)" and substitute "and (5)".
- 18 Page 15, strike lines 23 through 27.
- 19 Page 16, strike lines 1 through 10.

- 1 Page 17, line 24, after "owner" insert "OR RESIDENT".
- 2 Page 19, line 3, strike "38-12-217 OR TO".
- 3 Page 19, strikes lines 4 and 5 and substitute "38-12-217".
- 4 Page 22, line 27, strike "RESTRICTIONS;" and substitute "RESTRICTIONS,  
5 INCLUDING REQUIREMENTS FOR OWNER OCCUPANCY;".
- 6 Page 28, line 14, strike "RESIDENT" and substitute "HOME OWNER".
- 7 Page 29, line 21, strike "a ~~binding~~ commitment" and substitute "a ~~binding~~  
8 ~~commitment~~ AN OFFER".
- 9 Page 30, line 18, after "LIMITED TO," insert "EVALUATING AN OFFER TO  
10 PURCHASE FROM A GROUP OF HOME OWNERS OR THEIR ASSIGNEES  
11 WITHOUT CONSIDERATION OF THE TIME PERIOD FOR CLOSING, THE TYPE OF  
12 FINANCING OR PAYMENT METHOD, WHETHER OR NOT THE OFFER IS  
13 CONTINGENT ON FINANCING OR PAYMENT METHOD, OR WHETHER OR NOT  
14 THE OFFER IS CONTINGENT ON FINANCING, AN APPRAISAL, OR TITLE WORK,  
15 AND".
- 16 Page 40, line 1, strike "HOMEOWNER" and substitute "HOME OWNER".
- 17 Page 40, strike line 13 and substitute "ARTICLE 12.".
- 18 Page 41, after line 27 insert:
- 19 "(4) IF A COURT DETERMINES THAT A LANDLORD VIOLATED  
20 SECTION 38-12-204 (4), (5), OR (6), IN ADDITION TO ALL OTHER REMEDIES,  
21 THE COURT SHALL AWARD A STATUTORY PENALTY OF NO LESS THAN  
22 FIFTEEN THOUSAND DOLLARS BUT NO MORE THAN FIFTY THOUSAND  
23 DOLLARS TO EACH AGGRIEVED PARTY FOR EACH VIOLATION THAT  
24 OCCURRED.".
- 25 Page 45, lines 13 and 14, strike "LANDLORD, FORMER LANDLORD, OR A  
26 LANDLORD OR FORMER LANDLORD'S MANAGEMENT" and substitute  
27 "CURRENT OR FORMER MANAGEMENT OR LANDLORD".
- 28 Page 45, line 24, strike "AND RESIDENTS".
- 29 Page 46, line 5, strike "owners, MOBILE HOME PARK RESIDENTS," and

- 1 substitute "owners".
- 2 Page 46, line 15, strike "(a)".
- 3 Page 46, strike lines 19 through 22.
- 4 Page 47, line 3, strike "(2)(a)" and substitute "(2)(a), (2)(g)".
- 5 Page 47, lines 9 and 10, strike "AND RESIDENT".
- 6 Page 47, line 12, strike "~~home owners~~" and substitute "home owners".
- 7 Page 47, lines 13 and 14, strike "landlords, ~~and~~ home owners, AND
- 8 RESIDENTS" and substitute "landlords and home owners".
- 9 Page 47, after line 15 insert:
  - 10 "(g) Provide an annual report to the transportation and local
  - 11 government committee of the house of representatives, or its successor
  - 12 committee, AND the local government committee of the senate, or its
  - 13 successor committee, ~~and to the department of regulatory agencies,~~ and
  - 14 publish that annual report on the division's official website;".
- 15 Page 47, line 25, strike "(12),".
- 16 Page 48, line 1, strike "(a)".
- 17 Page 48, strike lines 6 through 15.
- 18 Page 48, line 16, strike "(a)".
- 19 Page 48, strike lines 25 through 27.
- 20 Page 49, strike lines 1 through 22.
- 21 Page 52, strike lines 17 through 22.
- 22 Page 53, line 17, strike "(2)(d), (2)(e)".
- 23 Page 53, strike lines 22 through 26.
- 24 Page 54, after line 23 insert:

1           **"SECTION 26.** In Colorado Revised Statutes, 38-12-1110, **add**  
2 (3) as follows:

3           **38-12-1110. Mobile home park act dispute resolution and**  
4 **enforcement program fund.** (3) IN FISCAL YEAR 2022-23 AND EACH  
5 FISCAL YEAR THEREAFTER, THE GENERAL ASSEMBLY SHALL APPROPRIATE  
6 MONEY FROM THE GENERAL FUND TO THE MOBILE HOME PARK ACT  
7 DISPUTE RESOLUTION AND ENFORCEMENT PROGRAM FUND FOR USE BY THE  
8 DIVISION TO CONDUCT OUTREACH, MONITORING, AND ENFORCEMENT  
9 RELATED TO SECTIONS 38-12-217 AND 38-12-203.5."

10 Renumber succeeding section accordingly.

11 Strike "OR RESIDENT" on: **Page 45**, line 15; and **Page 52**, lines 24, 25, and  
12 27.

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