



Legislative
Council Staff

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FINAL FISCAL NOTE

Drafting Number:	LLS 20-0603	Date:	August 7, 2020
Prime Sponsors:	Rep. Hooton; McCluskie Sen. Fenberg; Lee	Bill Status:	Signed into Law
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Bill Topic: **MOBILE HOME PARK ACT UPDATES**

Summary of Fiscal Impact:

<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 amends statutes regarding mobile home parks. It increases state expenditures in FY 2020-21, and increases workload on an ongoing basis.

Appropriation Summary: No appropriation is required; the Department of Local Affairs is continuously appropriated funds to pay for the expenditures described in this fiscal note.

Fiscal Note Status: The fiscal note reflects the enacted bill.

Table 1
State Fiscal Impacts Under HB 20-1196

		FY 2020-21	FY 2021-22
Revenue		-	-
Expenditures	Cash Fund	\$8,000	-
Transfers		-	-
TABOR Refund		-	-

Summary of Legislation

The bill amends statutes regarding mobile parks, including adding conforming language. Functional changes include:

- defining new terms for the Mobile Home Park Act and the Mobile Home Park Act Dispute Resolution and Enforcement Program;
- adjusting the conditions under which a tenancy may be terminated;
- adjusting management's duties concerning park maintenance and repair;
- requiring management to provide documentation to tenants regarding water usage and billing;
- prohibiting management from retaliatory actions;
- establishing constraints for how management may add or amend park rules; and
- establishing tenants' right to privacy.

Background

The Division of Housing in the Department of Local Affairs (DOLA) requires mobile home park landlords to annually register with DOLA and pay a fee. The fees are credited to a cash fund which is continuously appropriated for administration of The Mobile Home Park Act Dispute Resolution and Enforcement Program.

The program permits the division to issue orders to resolve conflicts pertaining to statutory or rule violations. Either party of a conflict may then request a hearing before the Office of Administrative Courts in the Department of Personnel and Administration. Costs associated with such hearings are paid by DOLA from the program's cash fund. If expenditures are higher than expected, DOLA may raise landlords' registration fee in future years.

State Expenditures

For FY 2020-21 only, the bill increases state expenditures by \$8,000 in DOLA, and may increase workload in other state agencies.

Department of Local Affairs. Updates to mobile home statutes will require DOLA to produce and distribute additional informational materials to mobile home parks. Publication in English and Spanish and delivering to landlords via certified mail is estimated to cost \$8,000. Expenditures are paid from the Mobile Home Park Act Dispute Resolution and Enforcement Program Fund, which is continuously appropriated to DOLA.

Department of Personnel and Administration. The Office of Administrative Courts may hear additional cases resulting in additional workload. As the number of cases is expected to be small, any workload increase will be minimal and absorbable within existing appropriations.

Effective Date

This bill was signed into law by the Governor and took effect on June 30, 2020.

State Appropriations

The Mobile Home Park Act Dispute Resolution and Enforcement Program Fund is continuously appropriated to the Department of Local Affairs.

State and Local Government Contacts

Counties
Local Affairs

Information Technology
Personnel

Judicial