



## Fiscal Note

### Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

## HB 26-1224: PROTECTIONS FOR MOBILE HOME PARK RESIDENTS

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**Prime Sponsors:**

Rep. Velasco; Boesenecker  
Sen. Cutter; Roberts

**Fiscal Analyst:**

John Armstrong, 303-866-6289  
john.armstrong@coleg.gov

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### Summary Information

**Overview.** The bill modifies mobile home park regulation regarding terminations of tenancy, notice requirements, and charges for annual registration fees.

**Types of impacts.** The bill is projected to affect the following areas beginning in FY 2026-27:

- State Expenditures
- State Revenue
- TABOR Refunds

**Appropriations.** For FY 2026-27, the bill requires an appropriation of \$264,698 to the Department of Local Affairs.

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**Table 1**  
**State Fiscal Impacts**

Type of Impact	Budget Year FY 2026-27	Out Year FY 2027-28
State Revenue (Cash Funds)	\$265,240	\$265,240
State Expenditures (Cash Funds)	\$264,698	\$264,698
Transferred Funds	\$0	\$0
Change in TABOR Refunds	\$265,240	\$265,240
Change in State FTE	0.4 FTE	0.4 FTE

## **Summary of Legislation**

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The bill modifies mobile home park regulations regarding terminations of tenancy, notice requirements, and tenant charges for annual registration fees for as discussed below.

### **Terminations of Tenancy**

Under current law, managers of a mobile home park may terminate a tenancy for one of their residents if the resident fails to comply with local and state laws relating to mobile homes. The bill requires the landlord to only pursue termination of a tenancy if the relevant government agency has issued a final order regarding violation of a local or state law.

### **Notice Requirements**

The bill requires landlords of mobile home parks who are temporarily prohibited from increasing rent to notify residents within 14 days of receiving the prohibition.

Under current law, a landlord must provide notice to tenants when a triggering event indicating the landlord's intent to sell the park occurs and when the landlord intends to change the use of the land that contains the park. The bill clarifies that landlords must provide these notices to the municipal or county clerk, as applicable.

For intent to sell notices, the bill adds required information, including an explanation of the basis for the purchase price. Certain information, including de-identified rent rolls, operating expenses, and income must be made available within 7 days to any homeowners' association that requests it. If a sale of a mobile home park is part of a portfolio sale of multiple pieces of real or personal property, required information must include changes or discounts to the price of the mobile home park included as part of the portfolio sale. If the sale of the park is a conditional offer, the bill specifies additional financial information required to be disclosed to tenants.

The bill requires a 90-day due diligence period within the 120-day closing period required under current law for mobile home park purchases by tenants. Landlord sales that are excepted from notice requirements or that do not trigger an opportunity for tenant purchase must be conducted at arms-length, with the landlord and buyer acting independently and in good faith.

### **Annual Registration Fees**

Current law allows mobile home park landlords to charge tenants half of the annual registration fee required by the Division of Housing in the Department of Local Affairs (DOLA). The bill changes this charge to either \$17 or half the registration fee, whichever is less.

## Background and Assumptions

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The fiscal note assumes that enforcing the bill’s requirements will require increasing annual registration fees for mobile home parks, which are assessed based on the number of lots in a particular park. DOLA estimates that there are currently 53,048 rented lots in mobile home parks. Assuming that registration fees will increase by \$5 per lot, this will result in additional revenue of \$265,420, which will be sufficient to cover the estimated administrative expenses under the bill.

## State Revenue

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The bill will increase revenue to the Mobile Home Park Act Dispute Resolution and Enforcement Cash Fund by \$265,420 in FY 2026-27 and ongoing, as outlined in the Background and Assumptions section and shown in Table 2 below. Registration fees are subject to TABOR.

## Fee Impact on Mobile Home Park Landlords and Residents

Legislative Council Staff is required to estimate the fee impact of bills that create or increase any fee collected by a state agency. These fee amounts are estimates only, actual fees will be set administratively by DOLA based on cash fund balance, program costs, and the number of mobile home park lots subject to the fee. The table below identifies the fee impact of this bill.

**Table 2**  
**Annual Fee Impact on Mobile Home Park Landlords**

Type of Fee	Estimated Fee Increase	Number Affected	Total Fee Impact
Annual Landlord Registration	\$5.00	53,048	\$265,240
<b>Total Annual Fee Revenue</b>			<b>\$265,420</b>

## Judicial Department

If the bill results in additional eviction filings in trial courts, the Judicial Department may experience an increase in revenue from court fees, which are subject to TABOR.

## State Expenditures

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The bill increases state expenditures in the Department of Local Affairs by about \$265,000 in FY 2026-27 and ongoing. These costs, paid from the Mobile Home Park Act Dispute Resolution and Enforcement Cash Fund, are summarized in Table 3 and discussed below. The bill may also minimally increase workload to the Judicial Department.

**Table 3**  
**State Expenditures**  
**Department of Local Affairs**

<b>Cost Component</b>	<b>Budget Year FY 2026-27</b>	<b>Out Year FY 2027-28</b>
Contracted Rulemaking and Enforcement	\$165,000	\$165,000
Legal Services	\$99,698	\$99,698
<b>Total Costs</b>	<b>\$264,698</b>	<b>\$264,698</b>
<b>Total FTE (Legal Services)</b>	<b>0.4 FTE</b>	<b>0.4 FTE</b>

## **Department of Local Affairs**

### **Contracted Rulemaking and Enforcement**

The bill will require DOLA to contract with an outside consultant with experience in complex affordable housing sales and real estate transactions to assist in the administration and enforcement of the bill's requirements. This cost is estimated to be about \$165,000 per year.

### **Legal Services**

In FY 2026-27 and ongoing, DOLA will require 720 hours of legal services to administer and implement the bill. Legal services are provided by the Department of Law at a rate of \$138.47 per hour.

### **Judicial Department**

If additional civil cases are filed with trial courts to resolve disputes between mobile home park landlords and tenants, workload will increase for court staff. The fiscal note assumes landlords will comply with the additional requirements and any additional workload will be minimal.

## **TABOR Refunds**

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The bill is expected to increase the amount of state revenue required to be refunded to taxpayers by \$265,420 in FY 2026-27 and FY 2027-28. This estimate assumes the December 2025 LCS revenue forecast. A forecast of state revenue subject to TABOR is not available beyond FY 2027-28. Because TABOR refunds are paid from the General Fund, increased cash fund revenue will reduce the amount of General Fund available to spend or save in FY 2026-27, FY 2027-28, and any future years when the state is over its revenue limit.

## Effective Date

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The bill takes effect 90 days following adjournment of the General Assembly sine die, assuming no referendum petition is filed, and applies to conduct occurring on or after this date.

## State Appropriations

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For FY 2026-27, the bill requires an appropriation of \$264,698 from the Mobile Home Park Act Dispute Resolution and Enforcement Cash Fund to the Department of Local Affairs. Of this amount, \$99,698 is reappropriated to the Department of Law for legal services with 0.4 FTE.

## State and Local Government Contacts

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Counties	Local Affairs
County Clerks	Natural Resources
Judicial	Regulatory Agencies
Law	