



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

HB 26-1224: PROTECTIONS FOR MOBILE HOME PARK RESIDENTS

Prime Sponsors:

Rep. Velasco; Boesenecker
Sen. Cutter; Roberts

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Fiscal note status: The revised fiscal note reflects the introduced bill, as amended by the House Transportation, Housing and Local Government committee.

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:

- Minimal State Revenue
- Minimal State Workload

Appropriations. No appropriation is required.

Table 1
State Fiscal Impacts

Type of Impact	Budget Year FY 2026-27	Out Year FY 2027-28
State Revenue	\$0	\$0
State Expenditures	\$0	\$0
Transferred Funds	\$0	\$0
Change in TABOR Refunds	\$0	\$0
Change in State FTE	0.0 FTE	0.0 FTE

Summary of Legislation

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 requires these notices to include a statement that the landlord is required to provide certain information upon the request of a tenant. This includes an explanation of the purchase price, the age of the infrastructure of the park, inspection reports, rent rolls with personal information redacted, and operating expenses.

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 that the notice must include additional information regarding the purchase and sale agreement.

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. Landlords must provide to the Division of Local Government within the Department of Local Affairs (DOLA), the Attorney General, local governments, and attorneys representing tenants certain information after receiving written requests.

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 DOLA. The bill changes this charge to either \$17 or half the registration fee, whichever is less.

State Revenue

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. The fiscal note assumes that most landlords will comply and that any additional case filings will be minimal.

State Expenditures

Starting in FY 2026-27, the bill increases workload in DOLA, the Judicial Department, and the Department of Law, as discussed below.

Department of Local Affairs

DOLA will review any additional information requested by tenants in certain mobile home park transactions to ensure compliance with the bill's new requirements. Because this review is not compulsory for every sale and requires the additional information to be requested, the fiscal note assumes that current staff can accomplish this review within existing resources.

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.

Department of Law

Workload in the Department of Law will minimally increase to the extent that additional reports are filed from landlords to the Attorney General. The department will review these filings and prioritize any necessary investigations as necessary within available resources.

Effective Date

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 and Local Government Contacts

Counties

Local Affairs

County Clerks

Natural Resources

Judicial

Regulatory Agencies

Law