

HOUSE COMMITTEE OF REFERENCE REPORT

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Chair of Committee

March 11, 2026  
Date

Committee on Transportation, Housing & Local Government.

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

HB26-1224 be amended as follows, and as so amended, be referred to the Committee on Finance with favorable recommendation:

1 Amend printed bill, page 3, line 12, strike "(3.5)" and substitute "(14.5)".

2 Page 3, line 24, strike "(3.5)" and substitute "(3)(f)".

3 Page 4, strike lines 6 through 19 and substitute:

4 "(III) A STATEMENT THAT THE LANDLORD MUST PROVIDE THE  
5 FOLLOWING INFORMATION AND DOCUMENTATION THAT IS IN THE  
6 LANDLORD'S POSSESSION OR CONTROL TO A HOME OWNER UPON REQUEST:

7 (A) AN EXPLANATION AND DOCUMENTATION OF THE BASIS FOR  
8 THE PURCHASE PRICE, SUCH AS AGGREGATE RENTAL DATA, RENT  
9 PROJECTIONS, RECENT APPRAISALS OF THE PROPERTY, OR FORMULAS THAT  
10 USE NONPUBLIC MARKET DATA;

11 (B) DISCLOSURE OF THE AGE OF MAJOR INFRASTRUCTURE IN THE  
12 MOBILE HOME PARK, INCLUDING THE PARK'S WATER LINES, SEWER LINES,  
13 WASTEWATER TREATMENT EQUIPMENT, DRINKING WATER TREATMENT  
14 EQUIPMENT, PLUMBING, AND ELECTRICAL EQUIPMENT AND ELECTRICAL  
15 INFRASTRUCTURE;

16 (C) DOCUMENTATION OF INFRASTRUCTURE INSPECTIONS,  
17 MAINTENANCE, AND REPAIR SERVICES THAT HAVE OCCURRED IN THE  
18 MOBILE HOME PARK IN THE PREVIOUS THREE YEARS;

19 (D) THE MOST UP-TO-DATE RENT ROLL AND ANY DOCUMENTATION,  
20 WITH PERSONAL IDENTIFYING INFORMATION REDACTED, THAT SHOWS  
21 CURRENT RENTS, CHARGES, OUTSTANDING BALANCES, INFORMATION  
22 REGARDING LANDLORD OWNERSHIP OF ANY MOBILE HOMES IN THE MOBILE  
23 HOME PARK, AND THE CURRENT VACANCY RATE OF THE MOBILE HOME  
24 PARK; AND

25 (E) OPERATING EXPENSES AND INCOME FOR THE MOBILE PARK FOR

1 THE PREVIOUS THREE YEARS ON A YEAR-BY-YEAR BASIS WITH SPECIFIC  
2 LINE ITEMS FOR RENTS; FEES; ANY ELECTRIC, GAS, WATER, SEWER, OR  
3 SOLID WASTE DISPOSAL UTILITY BILLS; ANY OTHER RECURRING BILLS; AND  
4 ANY INVOICES OVER FIVE HUNDRED DOLLARS; AND".

5 Page 5, line 1, strike "REAL OR PERSONAL PROPERTY" and substitute "REAL  
6 PROPERTY OR STRUCTURES NOT LOCATED IN THE MOBILE HOME PARK".

7 Page 5, line 4, strike "REAL OR PERSONAL PROPERTY." and substitute  
8 "REAL PROPERTY OR STRUCTURES NOT LOCATED IN THE MOBILE HOME  
9 PARK."

10 Page 5, line 13, after "APPLIED" insert "PRO RATA".

11 Page 5, strike lines 21 and 22.

12 Page 5, line 23, strike "(a)" and substitute "(f)".

13 Page 5, strike lines 25 through 27 and substitute "LANDLORD PURSUANT  
14 TO SECTIONS 38-12-217 (2) AND (3) MUST ALSO DISCLOSE IF A PURCHASE  
15 AND SALE AGREEMENT HAS BEEN EXECUTED AND INCLUDE A STATEMENT  
16 THAT A LANDLORD MUST PROVIDE A COPY OF THE PURCHASE AND SALE  
17 AGREEMENT TO A HOME OWNER UPON REQUEST PURSUANT TO SECTION  
18 38-12-217 (5)(a)(I)(B)".

19 Strike page 6.

20 Page 7, strike lines 1 through 9.

21 Page 7, strike lines 17 through 27 and substitute:

22 "(A) THE INFORMATION, DOCUMENTATION, AND DATA DESCRIBED  
23 IN SUBSECTION (3)(b)(III) OF THIS SECTION;

24 (B) AN UNREDACTED COPY OF THE PURCHASE AND SALE  
25 AGREEMENT; AND

26 (C) ANY OTHER DUE DILIGENCE INFORMATION."

27 Page 8, strike line 1.

28 Page 10, after line 11 insert:

29 "(14.5) A LANDLORD MUST PROVIDE THE FOLLOWING  
30 INFORMATION TO THE DIVISION, THE ATTORNEY GENERAL, A LOCAL

1 GOVERNMENT, OR THE ATTORNEY FOR ANY GROUP OR ASSOCIATION OF  
2 HOME OWNERS OR THEIR ASSIGNEES WITHIN FOURTEEN CALENDAR DAYS  
3 AFTER RECEIVING A WRITTEN REQUEST:  
4 (a) THE INFORMATION REQUIRED BY SUBSECTION (3) OF THIS  
5 SECTION;  
6 (b) A DISCLOSURE OF ANY DIRECTORS, MEMBERS, OR MANAGERS  
7 SHARED BETWEEN THE LANDLORD AND THE POTENTIAL BUYER OF THE  
8 MOBILE HOME PARK OR ANY OF THE BUYER'S INVESTORS OR AFFILIATES;  
9 (c) A DISCLOSURE OF ALL BENEFICIAL OWNERS OF THE LANDLORD  
10 AND THE POTENTIAL BUYER;  
11 (d) A DISCLOSURE OF ANY LEGAL ENTITIES FORMED OR AMENDED  
12 FOR THE PURPOSE OF THE TRANSACTION AND THE OPERATING AGREEMENT,  
13 ARTICLES OF INCORPORATION, OR BYLAWS OF ANY SUCH LEGAL ENTITIES;  
14 (e) THE DISCLOSURE OF ANY AGREEMENT OTHER THAN THE  
15 PURCHASE AND SALE AGREEMENT BETWEEN THE LANDLORD AND THE  
16 POTENTIAL BUYER OR THE BUYER'S INVESTORS OR AFFILIATES, INCLUDING  
17 ANY AGREEMENT THAT RELATES TO THE DISTRIBUTION OF PROCEEDS FROM  
18 THE SALE OF THE MOBILE HOME PARK OR OTHER ASSETS OR EQUITY  
19 INTERESTS;  
20 (f) INFORMATION REGARDING THE BUYER'S SOURCE OF FINANCING,  
21 INCLUDING SPECIFIC LENDERS, IF APPLICABLE, AND WHETHER THE  
22 LANDLORD IS PROVIDING ANY FINANCING DIRECTLY OR THROUGH A  
23 PARTNERSHIP AGREEMENT WITH THE BUYER;  
24 (g) WHETHER THE SALE OF THE MOBILE HOME PARK IS PART OF AN  
25 ASSET, STOCK, OR OTHER EQUITY PURCHASE AND, IF SO, AN EXPLANATION  
26 OF HOW THE PURCHASE PRICE OF THE MOBILE HOME PARK WAS  
27 CALCULATED BASED ON THE PRICE OF THE EQUITIES INVOLVED AND ANY  
28 DOCUMENTATION TO SUPPORT THE CALCULATION OF THE PURCHASE PRICE;  
29 AND  
30 (h) AN UNREDACTED COPY OF THE PURCHASE AND SALE  
31 AGREEMENT."

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