



Legislative
Council Staff

Nonpartisan Services for Colorado's Legislature

HB 20-1201

FINAL FISCAL NOTE

Drafting Number:	LLS 20-0635	Date:	August 7, 2020
Prime Sponsors:	Rep. Hooton; Gonzales-Gutierrez Sen. Moreno; Ginal	Bill Status:	Signed into Law
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Bill Topic: **MOBILE HOME PARK RESIDENTS OPPORTUNITY TO PURCHASE**

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 gives homeowners in a mobile home park the opportunity to make an offer to purchase the park if the landlord anticipates selling it. It increases state workload on an ongoing basis.

**Appropriation
Summary:** No appropriation is required.

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

Summary of Legislation

The bill gives homeowners in a mobile home park, or an association representing a majority of homeowners, the opportunity to make an offer to buy the park if the landlord anticipates selling it or changing the use of the land. Upon receiving an offer, the landlord is required to provide documents in response to reasonable requests for information and to negotiate in good faith. The bill establishes notification and reporting requirements, timeframes for homeowners to act, and exemptions from these requirements.

State Expenditures

The new rules regarding the sale of mobile home parks could lead to additional disputes, leading to increased workload in the Division of Housing, the Office of Administrative Courts, or in trial courts as part of the Mobile Home Park Act Dispute Resolution and Enforcement Program. As the number of disputes 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 and Local Government Contacts

Counties
Law
Personnel

Information Technology
Local Affairs

Judicial
Municipalities