



## Regulation of Mobile Home Parks

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This issue brief provides an overview of provisions of state law concerning mobile homes, including recent changes regarding landlord responsibilities and renter protections.

### Overview

State law defines a mobile home as a building on a frame that includes plumbing, heating, electric, and sanitary facilities. The home may be set on a foundation permanently or set in an area on a less permanent basis in a mobile home park or on other land.<sup>1</sup> Manufactured homes and tiny homes are considered mobile homes if situated in a mobile home park.

**Leases.** Leases must be made in writing, in English or if requested, in Spanish, and include the length of the lease, the amount of rent to be paid, the rules of the park, and other guidelines.<sup>2</sup> Both the manager and home owner have to sign the lease. Home owners must receive written notice of rent increases 60 days prior to the increase. Rent may be increased once a year by parks actively registered with the Department of Local Affairs (DOLA) that do not owe penalties to its

Division of Housing and have complied with any final federal, state or local administrative or judicial order.

### State Law

In Colorado state law, the Mobile Home Park Act<sup>3</sup>, the Mobile Home Park Act Dispute Resolution and Enforcement Program<sup>4</sup> and Rent-To-Own Mobile Home Contracts<sup>5</sup>, outline the relationship between mobile home park owners and mobile home owners who rent space in parks.

State law recognizes that mobile homes provide affordable housing, as well as the need to protect mobile home owners from losing their homes or financial investments. Home owners may file a civil suit for violations and a court may award economic damages, penalties, and reasonable attorney fees. The Attorney General may file a civil action to enforce provisions of law, including the rent-to-own mobile home contract law.

### Opportunity for Home Owner Purchase

**Notice.** When a mobile home park owner takes action to sell the park, notice must be given to home owners living in the park within

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<sup>1</sup>Section 38-12-201.5 (5), C.R.S.

<sup>2</sup>Section 38-12-213

<sup>3</sup>Section 38-12-200.1, *et seq.*, C.R.S.

<sup>4</sup> Section 38-12-1101, *et seq.*, C.R.S.

<sup>5</sup> Section 38-12-1400.3, *et seq.*, C.R.S.

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14 days. Notice is not required for the of transfer of the park to a family member or family trust or eminent domain.<sup>6</sup>

No earlier than 90 days after giving notice to home owners, the landlord must post in a public space information about purchasing the park and home owner rights. A form created by DOLA for home owners to decline participation in purchasing the park must be included. No earlier than 90 days after the posting, if 50 percent of home owners living in the park decline purchase of the park, the option for home owner purchase ends.

**Purchase agreement.** A group of home owners has 120 days after the landlord mails the first notice to submit to the landlord a purchase agreement and obtain an offer for financing; or submit an assignment of their right to purchase by local, tribal, or state government, housing authority, or nonprofit organization. The landlord must negotiate in good faith and respond within seven days of receiving the offer. Additional time may be given to home owners for specific circumstances outside of their control, if the group files a complaint with DOLA related to the sale, or if the group assigns their right to purchase.

**Financing.** DOLA administers mobile home grant or loan programs as part of its [Proposition 123](#) funding streams for local governments, nonprofit organizations, and

resident-owned communities towards acquisition and infrastructure improvements of mobile home parks, or to support residents.

**Rent-to-own.** [Legislation passed in 2024](#) created in law duties and rights of a purchaser and seller in a mobile home rent-to-own contract. The seller can terminate the contract under certain circumstances and provides the purchaser with rights to pay the balance early and terminate the contract with written notice. The Attorney General may bring civil and criminal action to enforce the provisions of the rent-to-own mobile home contract law.

**Violations.** Violations may result in a court order to stop or void sales, suspend timelines, and impose a fine of up to 30 percent of the sale or listing price of the park, whichever is greater. DOLA may award additional penalties.

## Dispute Resolution and Enforcement Program

DOLA performs enforcement, dispute resolution, investigation of alleged violations of state laws, facilitation of negotiations, and imposition of penalties as part of its [Mobile Home Oversight Program](#). The process begins when a mobile home owner or resident files a complaint or DOLA receives evidence of a potential violation.

If DOLA determines that a violation has occurred, the department delivers written

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<sup>6</sup> Section 38-12-217 (12), C.R.S.

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notice to both parties. The written notice must include the basis for the determination, the violation, the action required to correct the violation, the timeframe within which that action must occur, any penalties, and the process for contesting the determination. DOLA maintains a database of all parks with complaints filed against them under the Mobile Home Park Act Dispute Resolution and Enforcement Program. The database also contains complaints related to unremediated water quality issues.

## Mobile Home Eviction

A mobile home tenancy may be terminated only for specific cause. Evictions based on grounds such as failure to comply with written rules of the park require the mobile home park owner or manager to provide a 90-day notice and a right to cure the noncompliance within 90 days, which runs concurrently. A ten-day notice is required for failure to pay rent, engaging in dangerous or willfully destructive conduct, or commission of a crime. The notice must include the reasons for eviction, whether the home owner may correct the problem, and the option for mediation.

If a mobile home tenant is a defendant in an eviction proceeding and demonstrates to the court that there has been a complaint submitted through the Dispute Resolution Program, the tenant is automatically provided

21 calendar days for the Division of Housing to review the complaint. This provision does not apply to certain eviction proceedings, including endangerment of persons, property destruction, or health, safety, or welfare.<sup>7</sup>

If a judge rules in favor of the mobile home park and provides an order requiring the home owner to move his or her home, the home owner must move or sell his or her mobile home and vacate the park within 30 days. A home owner may stay longer, up to 60 days after the ruling, if he or she pays the park owner or manager a pro-rated amount of rent in advance for each day after the expiration of the initial 30-day period. All rent must be paid no later than 30 days after the court ruling.<sup>8</sup>

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<sup>7</sup> Section 38-12-203, C.R.S.

<sup>8</sup> Section 38-12-208, C.R.S.