



LANDLORD'S EMERGENCY CONTACT NUMBER: _____

DIVISION OF HOUSING'S PHONE & EMAIL: 1-833-924-1147, MHPOP@state.co.us

HOME OWNER & RESIDENT RIGHTS

This notice summarizes mobile home park resident and home owner rights and responsibilities under the **Mobile Home Park Act** (C.R.S. §§ 38-12-200.1 to -222), **Dispute Resolution and Enforcement Program** (C.R.S. §§ 38-12-1101 to -1110), and related rules (8 CCR 1302-15). You can learn more by contacting the Division of Housing's Mobile Home Park Oversight Program (MHPOP).

Landlords must post and maintain all pages of this notice **in a clearly visible and accessible location in every common area**; give a copy to home owners annually, with new leases, and after changes in park ownership; and provide this notice in an accessible format for residents with disabilities upon request.

ALL RESIDENTS HAVE THE RIGHT TO:

1. **Park premises** that are safe, clean, and accessible to people with disabilities.
2. Only one **rent increase** every 12 months, and **only if** the landlord is in compliance with MHPOP and water quality remediation plans issued on or after July 1, 2024. For month-to-month leases, landlords must provide at least 60 days' written notice of any rent increase.
3. A maximum **late rent fee** of \$50 or 5% of the rent past due, whichever is greater. Home owners have 10 days and renters have 7 days to make a late rent payment before the landlord can charge a late fee.
4. 48+ hours' notice if **water service** will be disrupted for more than 2 hours for planned maintenance, and reasonable notice of water service disruptions for emergencies. If a service disruption that lasts 12+ hours, the landlord must provide residents an alternative source of drinking water and portable toilets.
5. 24 hours' notice of water line leaks in the park (if management learns of the leak). The management shall not bill residents for park water line leaks.
6. Protection from unreasonable **park rules**, and unreasonable or discriminatory rule enforcement.
7. 48+ hours' notice before the management enters your lot (including the date and approximate time of entry), except in cases of emergency or when management is posting legally required notices.
8. Protection from **retaliation** by the landlord when you exercise your legal rights, including making a complaint to the Division. A landlord may be fined up to \$10,000 for retaliating against a resident.
9. Request a meeting with the landlord. If requested, the landlord must schedule, advertise, and attend a free, public, accessible meeting for residents within 30 days (up to two times per year).

HOME OWNERS ALSO HAVE THE RIGHT TO:

1. A written **lease** that includes all charges and fees. Home owners may, but are **never required** to sign a new lease after their initial lease term ends. The default lease term is month-to-month, but you may ask the landlord in writing for a lease term of one year or more.
2. A maximum security deposit of one month's rent, including any pet deposit.
3. 60+ days' written notice of any rent increase or changes to the park rules and regulations.