

4. Meet with other home owners in common areas of the park to discuss park matters (if properly reserved), and to start a homeowners' association.
5. Sell your home and put up a For Sale sign on/in your mobile home.
6. **120+ days** written notice before the landlord sells or transfers the park (unless the sale/transfer is to a closely related family member or business). A group or association of home owners has the right to submit an offer to buy the park at any time, and have the landlord consider the offer in good faith.
7. **12+ months** written notice before the landlord closes part or all of the park. If the closure will displace your home, you can give the landlord a written demand for relocation costs or other compensation.
8. **30 - 60 days** to sell or move your home after an eviction judgment by a court (Judgment for Possession), depending on whether you prepay rent after the first 30 days.

ALL RESIDENTS HAVE THE FOLLOWING RESPONSIBILITIES:

1. Follow all local ordinances and state laws related to mobile homes and mobile home lots.
2. Ensure that your conduct, the conduct of anyone you lease your home to, and the conduct of any of your guests, on the park premises, **does not**:
 - a. Unreasonably endanger the life of the landlord or anyone else in the park;
 - b. Amount to willful property damage or destruction; or
 - c. Materially harm or threaten real or personal property or the health, safety, or welfare of individuals or animals, including pets.
3. Pay your rent **on time** and in the amount stated in your rental agreement and any timely, written notices of rent increases.
4. Follow all reasonable, written park rules and regulations.
5. Keep your lot clean and do routine lawn or yard maintenance (except major landscaping projects). Note that the landlord is responsible for tree maintenance.
6. If you lease your home or have long-term guests, ensure that the lease or stay follows the landlord's rules.
7. Notify your landlord if you intend to sell your home (as required by your lease or park rules), and tell any prospective home buyers that they must apply and be approved for tenancy by the landlord before they can live in the park.

EVICTION OF HOME OWNERS

A landlord can only end a home owner's tenancy for **specific reasons** listed in the Mobile Home Park Act. For example, a landlord cannot end a home owner's tenancy for *any* violation of park rules; **only** for violations of park rules that are necessary to prevent material damage to property or the health or safety of individuals. In addition, home owners have 90 days after receiving a lease termination notice (Notice to Cure or Quit) to fix violations of park rules, local ordinances, or state laws relating to mobile homes or mobile home lots. However, if you receive a Summons and Complaint telling you to file an answer or appear in court, **you should respond or appear**; if you do not, you will lose the eviction case by default.

FILE A COMPLAINT

Mobile home owners and landlords may file complaints with the Division for violations of the Act or Program. Starting on July 1, 2024, residents renting a mobile home in a mobile home park, local governments, and nonprofits may also file complaints. The Division will investigate the alleged violation(s) and all parties must cooperate with the investigation. If the parties cannot reach an agreement, the Division may impose penalties or require parties to take action to resolve violations.

To make a complaint, use the online complaint form (cdola.colorado.gov/mobile-home-park-dispute-resolution) or contact the Program to ask for a paper form by mail (MHPOP@state.co.us or 1-833-924-1147).