

**First Regular Session  
Seventy-fourth General Assembly  
STATE OF COLORADO**

**REREVISED**

*This Version Includes All Amendments  
Adopted in the Second House*

LLS NO. 23-0545.03 Jery Payne x2157

**HOUSE BILL 23-1257**

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**House Committees**

Transportation, Housing & Local Government  
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Appropriations

**Senate Committees**

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**A BILL FOR AN ACT**

101 **CONCERNING WATER QUALITY IN MOBILE HOME PARKS, AND, IN**  
102 **CONNECTION THEREWITH, MAKING AN APPROPRIATION.**

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**Bill Summary**

*(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)*

The bill creates a water testing program for mobile home parks (parks). The testing program is developed and administered by the water quality control division (division) in the department of public health and environment (department). The bill also sets testing prioritization criteria and testing standards. If the testing reveals a water quality issue, the division will notify the following and include information about the test

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
*Capital letters or bold & italic numbers indicate new material to be added to existing law.*  
*Dashes through the words or numbers indicate deletions from existing law.*

SENATE  
3rd Reading Unamended  
May 6, 2023

SENATE  
Amended 2nd Reading  
May 5, 2023

HOUSE  
3rd Reading Unamended  
April 29, 2023

HOUSE  
Amended 2nd Reading  
April 26, 2023

results, recommended actions, remediation, and the grant program established in the bill:

- The park owner;
- The county department of health or municipality where the park is located;
- The water supplier; and
- The environmental justice ombudsperson (ombudsperson).

Upon receiving the notice, the park owner must:

- Notify the park residents;
- Comply with orders of the division;
- Not impose the cost of compliance on park residents;
- Within 90 days after receiving the notice, prepare and submit to the division a remediation plan;
- Complete the remediation plan based on a schedule approved by the division; and
- Consult with the division and provide an alternative water supply or department-approved filters.

The division will coordinate with the division of housing in the department of local affairs to identify potential money, including grant money from the grant program created in the bill, to support park water quality remediation.

The division will develop an action plan to address and improve water quality in parks. Standards are established for the action plan, including environmental justice principles, and the development of the action plan.

The bill creates a grant program to help park owners and local governments address water quality issues. The division will implement and administer the grant program. The general assembly will annually appropriate money to the department to fund the grant program.

The bill is enforced by the division, which may issue cease-and-desist orders.

A violation of the bill is a violation of the "Colorado Consumer Protection Act", and the bill further establishes that:

- If a park owner fails to develop a remediation plan or implement the remediation plan, the park will be declared a class 3 public nuisance, and the park owner must forfeit the park;
- A park owner that fails to register under the "Mobile Home Park Act Dispute Resolution and Enforcement Program" violates the "Colorado Consumer Protection Act"; and
- A person may bring a civil action under the "Mobile Home Park Act".

A park that has been forfeited because it is a class 3 public nuisance becomes the property of the county where the park is located, and the county will continue to operate the park to provide affordable

housing for no fewer than 100 years. Penalties imposed under the "Colorado Consumer Protection Act" are deposited in a fund to be used to provide grants through the grant program and for the division to administer and enforce the bill.

The ombudsperson is given the duty to represent park residents in matters of water quality.

The bill adds water quality issues to the database created by the "Mobile Home Park Act Dispute Resolution and Enforcement Program", which tracks complaints filed against parks.

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1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** In Colorado Revised Statutes, **add** part 10 to article  
3 8 of title 25 as follows:

4 **PART 10**

5 **MOBILE HOME WATER QUALITY**

6 **25-8-1001. Definitions.** AS USED IN THIS PART 10, UNLESS THE  
7 CONTEXT OTHERWISE REQUIRES:

8 (1) "ACTION PLAN" MEANS THE STATEWIDE ACTION PLAN CREATED  
9 BY THE DIVISION IN ACCORDANCE WITH SECTION 25-8-1004.

10 (2) "COLORADO ENVIROSCREEN" MEANS THE ENVIRONMENTAL  
11 JUSTICE MAPPING TOOL DEVELOPED AND ADMINISTERED BY THE  
12 DEPARTMENT AND COLORADO STATE UNIVERSITY, OR ANY SUCCESSOR  
13 TOOL.

14 (3) "DEPARTMENT" MEANS THE STATE DEPARTMENT OF PUBLIC  
15 HEALTH AND ENVIRONMENT.

16 (4) "DIVISION" MEANS THE WATER QUALITY CONTROL DIVISION IN  
17 THE DEPARTMENT.

18 (5) "DIVISION OF HOUSING" MEANS THE DIVISION OF HOUSING IN  
19 THE DEPARTMENT OF LOCAL AFFAIRS.

20



1           (6) (a) "FINISHED WATER" MEANS WATER THAT IS SUPPLIED TO A  
2 DISTRIBUTION SYSTEM OF A MOBILE HOME PARK AND INTENDED FOR  
3 DISTRIBUTION AND HUMAN CONSUMPTION.

4           (b) "FINISHED WATER" INCLUDES DRINKING WATER PRESENT  
5 ANYWHERE IN THE DISTRIBUTION SYSTEM.

6           (7) "FUND" MEANS THE MOBILE HOME PARK WATER QUALITY FUND  
7 CREATED IN SECTION 25-8-1006.

8           (8) "GRANT PROGRAM" MEANS THE MOBILE HOME WATER QUALITY  
9 GRANT PROGRAM CREATED IN SECTION 25-8-1005.

10          (9) "LOCAL GOVERNMENT" MEANS:

11           (a) A STATUTORY OR HOME RULE COUNTY, MUNICIPALITY, OR CITY  
12 AND COUNTY; OR

13           (b) ANY SPECIAL DISTRICT THAT OWNS OR OPERATES FACILITIES  
14 THAT SUPPLY WATER TO OR TAKE WASTEWATER FROM A MOBILE HOME  
15 PARK.

16          (10) "MOBILE HOME PARK" OR "PARK" HAS THE MEANING SET  
17 FORTH IN SECTION 38-12-201.5 (6).

18          (11) "PARK OWNER" MEANS EACH PERSON THAT OWNS A MOBILE  
19 HOME PARK, ACTING INDIVIDUALLY OR JOINTLY, AND THE AGENT OF THE  
20 PARK OWNER WITH RESPECT TO MATTERS CONCERNING THE PARK.

21          (12) "OMBUDSPERSON" MEANS THE ENVIRONMENTAL JUSTICE  
22 OMBUDSPERSON APPOINTED UNDER SECTION 25-1-134 OR THE  
23 OMBUDSPERSON'S DESIGNEE.

24          (13) "REMEDIATION" MEANS THE RESOLUTION OF ALL WATER  
25 QUALITY ISSUES OF A FINISHED WATER SOURCE, SO THAT THE FINISHED  
26 WATER IS SAFE AND HEALTHY TO DRINK. "REMEDIATE" HAS A  
27 CORRESPONDING MEANING.

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(14) "TESTING PROGRAM" MEANS THE PROGRAM TO TEST MOBILE HOME PARK WATER QUALITY CREATED IN ACCORDANCE WITH SECTION 25-8-1002 (1)(a).

(15) "WATER QUALITY ISSUE" MEANS, WITH REGARD TO FINISHED WATER OR WATER SUPPLY, THAT:

(a) THE FINISHED WATER FAILS TO COMPLY WITH THE PRIMARY DRINKING WATER QUALITY STANDARDS ESTABLISHED BY RULE UNDER SECTIONS 25-8-202 AND 25-8-204, OR WITH ANY MAXIMUM CONTAMINANT LEVEL ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY; OR

(b) THE DIVISION HAS MADE A WRITTEN DETERMINATION THAT THE FINISHED WATER OR WATER SUPPLY IS OF SUFFICIENTLY LOW QUALITY TO PRESENT A RISK TO THE WELFARE, HEALTH, OR SAFETY OF INDIVIDUALS WHO CONSUME THE WATER.

(16) "WATER SUPPLY" MEANS THE SUPPLY OF A SOURCE OF FINISHED WATER TO A PARK'S RESIDENTS. "WATER SUPPLY" INCLUDES PRIMARY SOURCE WATER, WELLS, RIVERS, WATER SYSTEMS, AND WATER PURCHASED FROM ANOTHER WATER SYSTEM.

**25-8-1002. Division duties - testing water quality at mobile home parks - parameters of testing - notice of results. (1) Testing program.** (a) BY JULY 1, 2024, THE DIVISION SHALL DEVELOP AND BEGIN CONDUCTING A PROGRAM TO TEST THE QUALITY OF FINISHED WATER AT MOBILE HOME PARKS. THE TESTING PROGRAM IS IN ADDITION TO ANY OTHER TESTING PERFORMED PURSUANT TO THIS ARTICLE 8. THE DIVISION MAY CONTRACT WITH THIRD-PARTY ENTITIES TO PERFORM THE TESTING.

(b) THE DIVISION SHALL ENSURE THAT MATERIALS, INFORMATION,

1 AND COMMUNICATIONS SHARED WITH MEMBERS OF THE PUBLIC RELATED  
2 TO THE TESTING PROGRAM ARE AVAILABLE IN BOTH ENGLISH, SPANISH,  
3 AND ANY OTHER LANGUAGE REQUESTED BY A RESIDENT OR THAT THE  
4 DIVISION DETERMINES IS NECESSARY TO PROVIDE REASONABLE NOTICE.

5 (c) THE DIVISION SHALL TEST, IN ACCORDANCE WITH THIS SECTION,  
6 FINISHED WATER AT:

7 (I) TWENTY-FIVE PERCENT OF THE TOTAL NUMBER OF PARKS BY  
8 JULY 1, 2025;

9 (II) FIFTY PERCENT OF THE TOTAL NUMBER OF PARKS BY JULY 1,  
10 2026;

11 (III) SEVENTY-FIVE PERCENT OF THE TOTAL NUMBER OF PARKS BY  
12 JULY 1, 2027; AND

13 (IV) ONE HUNDRED PERCENT OF THE TOTAL NUMBER OF PARKS BY  
14 JULY 1, 2028.

15 (d) (I) THE DIVISION SHALL BEGIN TESTING BY SAMPLING THE  
16 FINISHED WATER AND THE WATER SUPPLY AT PARKS THAT REPRESENT  
17 GEOGRAPHICALLY DIVERSE LOCATIONS ACROSS COLORADO, BOTH IN  
18 URBAN AND RURAL LOCATIONS, BASED ON THE FOLLOWING  
19 PRIORITIZATION CRITERIA, NOT LISTED IN ORDER OF IMPORTANCE:

20 (A) PARKS LOCATED IN A CENSUS BLOCK GROUP WHERE AT LEAST  
21 FORTY PERCENT OF RESIDENTS IDENTIFY AS A RACIAL OR ETHNIC  
22 MINORITY;

23 (B) PARKS IN A GEOGRAPHIC AREA THAT IS KNOWN TO PRODUCE  
24 CONTAMINANTS IN FINISHED WATER BECAUSE OF THE GEOLOGY OF THE  
25 GEOGRAPHIC AREA;

26 (C) PARKS AT A HIGHER RISK OF EXPERIENCING CUMULATIVE  
27 EFFECTS ON WATER QUALITY BECAUSE THEY ARE LOCATED IN THE MOST

1 RECENT VERSION OF ITS CENSUS BLOCK GROUP WITH A COLORADO  
2 ENVIROSCREEN SCORE ABOVE THE EIGHTIETH PERCENTILE;

3 (D) PARKS WHERE RESIDENTS HAVE REQUESTED TESTING;

4 (E) PARKS WHERE RESIDENTS HAVE SUBMITTED COMPLAINTS,  
5 INCLUDING CONSIDERATION OF THE LARGEST NUMBER OF COMPLAINTS,  
6 ABOUT THE QUALITY OF THE FINISHED WATER TO THE DEPARTMENT, TO  
7 THE DIVISION OF HOUSING, OR TO THE OMBUDSPERSON; █

8 (F) PARKS THAT ARE SUPPLIED WITH FINISHED WATER FROM AN  
9 UNREGULATED WATER SUPPLY; AND

10 (G) PARKS THE DIVISION DETERMINES SHOULD BE PRIORITIZED.

11 (II) THE DIVISION SHALL CREATE A WAITING LIST IF REQUESTS FOR  
12 FINISHED WATER TESTING AT PARKS EXCEED THE DIVISION'S CAPACITY FOR  
13 CONDUCTING THE TESTING WITHIN THIRTY DAYS AFTER THE REQUEST.

14 █ (2) **Testing parameters.** (a) IN DEVELOPING THE TESTING  
15 PROGRAM, THE DIVISION SHALL INTERVIEW RESIDENTS OF PARKS TO  
16 UNDERSTAND RESIDENT EXPERIENCES, INCLUDING DAMAGE TO  
17 APPLIANCES, HEALTH EFFECTS, AND ECONOMIC EFFECTS, AND SHALL  
18 ASSESS POSSIBLE CAUSES OF CONCERN ABOUT THE QUALITY OF FINISHED  
19 WATER, INCLUDING CONCERNS ABOUT FINISHED WATER THAT HAS AN  
20 ABNORMAL COLOR, ODOR, OR TASTE. THE DIVISION SHALL CONDUCT THE  
21 INTERVIEWS IN ENGLISH, SPANISH, OR ANY OTHER LANGUAGE REQUESTED  
22 BY A RESIDENT OR THAT THE DIVISION DETERMINES IS NECESSARY TO  
23 CONDUCT THE INTERVIEW.

24 (b) IN DEVELOPING THE TESTING PROGRAM, THE DIVISION SHALL  
25 DETERMINE AND APPROVE A SPECIFIC SAMPLING AND TESTING PLAN FOR  
26 EACH PARK REQUIRING ANY WATER QUALITY TESTING THAT THE DIVISION  
27 DETERMINES IS NECESSARY TO ASSESS THE FINISHED WATER'S SAFETY AND

1 QUALITY AND TO ASSESS PARK RESIDENT CONCERNS IDENTIFIED IN THE  
2 INTERVIEWS DESCRIBED IN SUBSECTION (2)(a) OF THIS SECTION. THE  
3 TESTING MAY INCLUDE:

4 (I) TESTING TO DETERMINE IF THE WATER COMPLIES WITH THE  
5 PRIMARY AND SECONDARY DRINKING WATER STANDARDS ESTABLISHED BY  
6 RULE UNDER SECTIONS 25-8-202 AND 25-8-204 AND WITH THE MAXIMUM  
7 CONTAMINANT LEVELS OR SECONDARY MAXIMUM CONTAMINANT LEVELS  
8 ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION  
9 AGENCY;

10 (II) TESTING TO EVALUATE HARDNESS, IRON, CALCIUM, AND TOTAL  
11 DISSOLVED SOLIDS; AND

12 (III) TESTING FOR CHEMICALS WITH HEALTH ADVISORY LEVELS IF  
13 THE DIVISION BELIEVES THE CHEMICALS MAY BE PRESENT IN THE FINISHED  
14 WATER.

15 (c) EACH APPROVED SAMPLING AND TESTING PLAN IS SUBJECT TO  
16 REVIEW AND REVISION BY THE DEPARTMENT.

17 (d) THE DIVISION IS AUTHORIZED TO NOT TEST FINISHED WATER AT  
18 A PARK FOR A SPECIFIC CONTAMINANT IF INFORMATION EXISTS SHOWING  
19 THE CONTAMINANT IS NOT NEAR OR IN EXCESS OF THE STANDARD IN THE  
20 FINISHED WATER OR IF TESTING OF THE CONTAMINANT IS ALREADY  
21 REQUIRED BY A PARK'S REGISTRATION AS A PUBLIC WATER SYSTEM.

22 (e) THE DIVISION SHALL REQUIRE THAT ANY SAMPLING AND  
23 ANALYSIS PERFORMED IN THE FIELD FOR THE TESTING PROGRAM IS  
24 CONDUCTED BY A QUALIFIED PROFESSIONAL, AS DETERMINED BY THE  
25 DIVISION.

26 (f) IN IMPLEMENTING THE TESTING PROGRAM, THE DIVISION SHALL:

27 (I) USE THE SAMPLE HOLD TIMES FOR VALID SAMPLING IN



1 ACCORDANCE WITH THE RULES PROMULGATED UNDER SECTIONS 25-8-202  
2 AND 25-8-204; AND

3 (II) AVOID TESTING WITHIN A MOBILE HOME WITHOUT THE  
4 OWNER'S OR RENTER'S CONSENT AND EVALUATE POSSIBLE ALTERNATE  
5 TESTING LOCATIONS, INCLUDING PEDESTALS AND SERVICE LINES.

6 (3) **Notice of test results.** (a) TEST RESULTS OBTAINED IN  
7 ACCORDANCE WITH THIS SECTION ARE PUBLIC RECORDS. THE DIVISION  
8 SHALL MAKE THE TEST RESULTS ACCESSIBLE AS SOON AS POSSIBLE ON A  
9 PUBLIC WEBSITE ON WHICH THE TEST RESULTS MAY BE VIEWED IN  
10 ENGLISH, SPANISH, AND ANY OTHER LANGUAGE REQUESTED BY A  
11 RESIDENT OR THAT THE DIVISION DETERMINES IS NECESSARY TO PROVIDE  
12 REASONABLE NOTICE.

13 (b)(I) WITHIN TEN DAYS AFTER RECEIVING THE TEST RESULTS, THE  
14 DIVISION SHALL NOTIFY THE FOLLOWING PERSONS OF THE TEST RESULTS  
15 OBTAINED IN ACCORDANCE WITH THIS SECTION FOR EACH PARK:

- 16 (A) THE PARK OWNER;
- 17 (B) THE COUNTY DEPARTMENT OF HEALTH WHERE THE PARK IS  
18 LOCATED;
- 19 (C) THE MUNICIPALITY, IF ANY, WHERE THE PARK IS LOCATED;
- 20 (D) THE DIVISION OF HOUSING IN THE DEPARTMENT OF LOCAL  
21 AFFAIRS;
- 22 (E) THE WATER SUPPLIER; AND
- 23 (F) THE OMBUDSPERSON.

24 (II) IF TEST RESULTS SHOW THAT A PARK'S FINISHED WATER HAS A  
25 WATER QUALITY ISSUE, THE DIVISION'S NOTIFICATION DESCRIBED IN  
26 SUBSECTION (3)(b)(I) OF THIS SECTION MUST INCLUDE:

- 27 (A) A SUMMARY OF THE TEST RESULTS AND INFORMATION

1 CONCERNING THE AVAILABILITY OF THE COMPLETE TEST RESULTS;

2 (B) INFORMATION ABOUT ANY VIOLATION OF WATER QUALITY  
3 STANDARDS FOR FINISHED WATER;

4 (C) GUIDANCE ABOUT ANY ACTIONS RESIDENTS SHOULD TAKE IN  
5 LIGHT OF ANY VIOLATIONS OF WATER QUALITY STANDARDS FOR FINISHED  
6 WATER;

7 (D) GUIDANCE ABOUT THE REMEDIATION PROCESS, AS DESCRIBED  
8 IN SECTION 25-8-1003; AND

9 (E) INFORMATION ABOUT THE GRANT PROGRAM.

10 (c) (I) UPON RECEIVING NOTICE OF TEST RESULTS IN ACCORDANCE  
11 WITH SUBSECTION (3)(b)(I)(A) OF THIS SECTION, THE PARK OWNER SHALL  
12 NOTIFY THE PARK RESIDENTS OF THE TEST RESULTS WITHIN FIVE DAYS IN  
13 ENGLISH, SPANISH, AND ANY OTHER LANGUAGE REQUESTED BY A  
14 RESIDENT OR THAT THE DIVISION DETERMINES IS NECESSARY TO PROVIDE  
15 REASONABLE NOTICE AND INCLUDE IN THE NOTICE THE INFORMATION AND  
16 GUIDANCE RECEIVED FROM THE DIVISION IN ACCORDANCE WITH  
17 SUBSECTION (3)(b)(II) OF THIS SECTION. THE PARK OWNER SHALL USE A  
18 PROFESSIONAL TRANSLATOR TO PROVIDE THE NOTICE IN ANY LANGUAGE  
19 OTHER THAN ENGLISH. AFTER GIVING THE NOTICE, THE PARK OWNER  
20 SHALL CERTIFY TO THE DIVISION THAT THE PARK OWNER HAS NOTIFIED  
21 THE RESIDENTS.

22 (II) IN ADDITION TO DIRECTLY NOTIFYING RESIDENTS, A PARK  
23 OWNER SHALL ALSO POST THE NOTICE OF TEST RESULTS IN ENGLISH,  
24 SPANISH, AND ANY OTHER LANGUAGE REQUESTED BY A RESIDENT OR THAT  
25 THE DIVISION DETERMINES IS NECESSARY TO PROVIDE REASONABLE  
26 NOTICE IN A CLEARLY VISIBLE LOCATION IN PARK COMMON AREAS,  
27 INCLUDING ANY COMMUNITY HALL OR RECREATION HALL. THE NOTICE

1 MUST:

2 (A) REMAIN CLEARLY VISIBLE IN THE COMMON AREA FOR AT LEAST  
3 ONE HUNDRED TWENTY DAYS AFTER THE DATE IT IS POSTED; AND

4 (B) USE A TRANSLATION PROVIDED BY A PROFESSIONAL  
5 TRANSLATOR.

6 (III) IF A PARK OWNER FAILS TO PROVIDE AND POST THE NOTICE  
7 REQUIRED BY SUBSECTIONS (3)(c)(I) AND (3)(c)(II) OF THIS SECTION TO  
8 RESIDENTS WITHIN FIVE BUSINESS DAYS AFTER RECEIPT OF THE NOTICE  
9 FROM THE DIVISION, THE PARK OWNER IS SUBJECT TO SECTION 38-12-1104  
10 AND PART 2 OF ARTICLE 12 OF TITLE 38.

11 **25-8-1003. Remediation.** (1) IF TESTING CONDUCTED IN  
12 ACCORDANCE WITH THE TESTING PROGRAM IDENTIFIES A WATER QUALITY  
13 ISSUE IN FINISHED WATER, THE DIVISION SHALL:

14 (a) PERFORM OR REQUIRE ADDITIONAL TESTING, IF NECESSARY, OF  
15 THE FINISHED WATER OR WATER SUPPLY AT THE PARK, AND THIS TESTING  
16 MAY INCLUDE CONTINUED TESTING, TESTING OF MULTIPLE POINTS IN THE  
17 WATER SUPPLY OUTSIDE THE MOBILE HOME, AND TESTING OF FLOW RATES  
18 AND OF WATER PRESSURE;

19 (b) NOTIFY THE DIVISION OF HOUSING AND THE PERSONS LISTED IN  
20 SECTION 25-8-1002 (3)(b)(I);

21 (c) TIMELY REVIEW THE REMEDIATION PLAN DESCRIBED IN  
22 SUBSECTION (2)(c) OF THIS SECTION, AND EITHER:

23 (I) APPROVE THE PLAN; OR

24 (II) DENY THE PLAN WITH A WRITTEN EXPLANATION OF THE  
25 REASON THE PLAN WAS DENIED AND MAKE RECOMMENDATIONS FOR  
26 ADDRESSING THE REASON THE PLAN WAS DENIED; AND

27 (d) WHEN THE WATER QUALITY ISSUE HAS BEEN REMEDIATED,

1 NOTIFY THE DIVISION OF HOUSING.

2 (2) UPON RECEIVING THE NOTICE MADE UNDER SUBSECTION (1)(b)  
3 OF THIS SECTION, THE PARK OWNER SHALL:

4 (a) COMPLY WITH ANY ORDERS OF THE DIVISION RELATED TO THE  
5 WATER QUALITY ISSUE;

6 (b) NOT IMPOSE THE COST OF COMPLIANCE WITH THIS SUBSECTION  
7 (2) ON PARK RESIDENTS;

8 (c) WITHIN ONE HUNDRED TWENTY DAYS AFTER RECEIVING THE  
9 NOTICE, PREPARE AND SUBMIT TO THE DIVISION A REMEDIATION PLAN,  
10 WHICH MUST BE DESIGNED TO ADDRESS THE WATER QUALITY ISSUE  
11 DESCRIBED IN THE NOTICE AND MUST INCLUDE DEADLINES, WITH STATUS  
12 UPDATE REQUIREMENTS, TO ADDRESS THE WATER QUALITY ISSUE;

13 (d) COMPLETE THE REMEDIATION PLAN BASED ON A SCHEDULE  
14 APPROVED BY THE DIVISION; AND

15 (e) CONSULT WITH THE DIVISION AND PROVIDE A REASONABLE AND  
16 SUFFICIENT AMOUNT OF ACCESSIBLE DRINKING WATER OR  
17 DEPARTMENT-APPROVED FILTERS, IF EITHER ONE OR BOTH ARE  
18 NECESSARY, TO ADDRESS ACUTE HEALTH RISKS.

19 (3) TO ADDRESS A WATER QUALITY ISSUE, THE DEPARTMENT MAY  
20 ISSUE AN ORDER REQUIRING THE PARK OWNER TO:

21 (a) PERFORM ADDITIONAL WATER TESTING;

22 (b) PERFORM TEMPORARY MEASURES NECESSARY TO ADDRESS  
23 ACUTE HEALTH RISKS; ■

24 (c) MAKE ADDITIONAL REPORTS TO THE DIVISION CONCERNING THE  
25 WATER QUALITY ISSUE; OR

26 (d) CREATE A REMEDIATION PLAN, IMPLEMENT A REMEDIATION  
27 PLAN, OR RESPOND TO THE DIVISION IN CONNECTION WITH A REMEDIATION

1 PLAN.

2 (4) AN ORDER ISSUED UNDER SUBSECTION (3)(d) OF THIS SECTION  
3 BECOMES EFFECTIVE UPON ISSUANCE TO THE PARK OWNER. A PARK OWNER  
4 MAY FILE A REQUEST FOR A HEARING, PURSUANT TO 24-4-105, ON ANY  
5 ISSUE RAISED BY THE ORDER IF FILED WITHIN TWENTY DAYS AFTER THE  
6 ORDER IS MAILED.

7 (5) THIS SECTION DOES NOT REQUIRE A PARK OWNER TO  
8 REMEDIATE A WATER QUALITY ISSUE WITHIN A MOBILE HOME.

9 **25-8-1004. Action plan.** (1) BY MARCH 1, 2026, THE DIVISION  
10 SHALL DEVELOP AN ACTION PLAN TO ADDRESS AND IMPROVE WATER  
11 QUALITY IN MOBILE HOME PARKS. THE ACTION PLAN MUST COMPLY  
12 WITH SUBSECTION (3) OF THIS SECTION.

13 (2) IN DEVELOPING THE ACTION PLAN, THE DIVISION SHALL:

14 (a) CONDUCT OUTREACH TO PARK RESIDENTS TO:

15 (I) GATHER INFORMATION TO DEVELOP THE ACTION PLAN; AND

16 (II) RECEIVE INPUT ABOUT WATER QUALITY CONCERNS, INCLUDING  
17 CONCERNS RELATED TO WATER SAFETY, COLOR, ODOR, AND TASTE;

18 (b) COORDINATE WITH RESIDENTS OF PARKS TO IDENTIFY  
19 OPPORTUNITIES TO IMPROVE THE QUALITY OF FINISHED WATER IN AND THE  
20 WATER SUPPLY FOR PARKS;

21 (c) ENSURE THAT COMMUNICATIONS WITH MEMBERS OF THE  
22 PUBLIC CONCERNING THE ACTION PLAN ARE AVAILABLE IN ENGLISH,  
23 SPANISH, AND ANY OTHER LANGUAGE REQUESTED BY A RESIDENT OR THAT  
24 THE DIVISION DETERMINES IS NECESSARY FOR PUBLIC OUTREACH;

25 (d) CONSULT WITH OR COORDINATE WITH SOME OR ALL OF THE  
26 FOLLOWING ENTITIES: THE PARK OWNER, PARK RESIDENTS, NONPROFIT  
27 ORGANIZATIONS, PUBLIC INSTITUTIONS OF HIGHER EDUCATION, THE WATER

1 PROVIDER, COUNTY HEALTH DEPARTMENTS, AND THE OMBUDSPERSON;

2 (e) CONSIDER THE RESULTS OF THE TESTING PROGRAM AND ANY

3 OTHER WATER QUALITY TESTING CONDUCTED TO DATE;

4 (f) ASSESS WATER SUPPLY INFRASTRUCTURE FOR A SAMPLING OF

5 PARKS BASED ON PRIORITIZATION CRITERIA IN SECTION 25-8-1002 (1)(d),

6 AND THIS ASSESSMENT MUST ASSESS FOR THE PRESENCE OF LEAD PIPES OR

7 DECAYING OR AGING PIPES, THE SIZING OF PIPES, AND WATER PRESSURE

8 LEVELS TO DETERMINE IF INFRASTRUCTURE IS IMPAIRING WATER QUALITY;

9 AND

10 (g) COLLECT RELEVANT DATA ABOUT FINISHED WATER AT PARKS.

11 (3) THE ACTION PLAN MUST:

12 (a) INCLUDE A STATUS REPORT OF THE TESTING PROGRAM

13 CONDUCTED TO DATE, AND THE STATUS REPORT MUST SPECIFY THE

14 NUMBER OF PARKS TESTED, THE TESTING LOCATIONS, AND A SUMMARY OF

15 FINDINGS TO DATE;

16 (b) DEVELOP A STRATEGY TO TEST WATER QUALITY AT ANY PARKS

17 NOT YET TESTED;

18 (c) IDENTIFY OPPORTUNITIES TO IMPROVE THE QUALITY OF

19 FINISHED WATER IN AND THE WATER SUPPLY FOR PARKS, INCLUDING

20 OPPORTUNITIES TO ADDRESS COLOR, TASTE, AND ODOR CONCERNS;

21 (d) IN COOPERATING AND CONSULTING WITH THE DIVISION OF

22 HOUSING, IDENTIFY OPPORTUNITIES FOR POTENTIAL FUNDING TO IMPROVE

23 THE QUALITY OF FINISHED WATER AND THE WATER SUPPLY AND TO

24 ENFORCE THIS PART 10; ■

25 (e) INCLUDE TIMELINES FOR IMPLEMENTATION OF THE ACTION

26 PLAN; AND

27 (f) INCLUDE A WRITTEN DESCRIPTION OF HOW PARK RESIDENT

1     FEEDBACK WAS AND WAS NOT INCORPORATED.

2           (4) THE DIVISION SHALL COORDINATE WITH THE DIVISION OF  
3 HOUSING TO IDENTIFY POTENTIAL MONEY, INCLUDING GRANT MONEY  
4 FROM THE GRANT PROGRAM, TO SUPPORT REMEDIATION OF A WATER  
5 QUALITY ISSUE AT A PARK.

6           **25-8-1005. Mobile home water quality grant program -**  
7 **created - grant application and award process - reporting - funding.**

8     (1) (a) THE MOBILE HOME WATER QUALITY GRANT PROGRAM IS CREATED  
9 TO PROVIDE GRANTS TO PARK OWNERS, NONPROFIT ENTITIES, AND LOCAL  
10 GOVERNMENTS TO ADDRESS WATER QUALITY ISSUES AND WASTEWATER  
11 PROBLEMS IN MOBILE HOME PARKS.

12           (b) GRANT RECIPIENTS MAY USE THE MONEY RECEIVED THROUGH  
13 THE GRANT PROGRAM TO REMEDIATE WATER QUALITY ISSUES IN A PARK  
14 OR, SUBJECT TO DIVISION APPROVAL, IMPROVE WATER QUALITY IN A PARK.

15           (2) (a) THE DIVISION SHALL ADMINISTER THE GRANT PROGRAM  
16 AND, SUBJECT TO AVAILABLE APPROPRIATIONS, SHALL AWARD GRANTS AS  
17 PROVIDED IN THIS SECTION.

18           (b) THE DIVISION SHALL, IN COLLABORATION WITH THE DIVISION  
19 OF HOUSING, DEVELOP POLICIES TO IMPLEMENT THE GRANT PROGRAM IN  
20 ACCORDANCE WITH THIS SECTION. AT A MINIMUM, THE POLICIES MUST  
21 SPECIFY:

22           (I) THE DEADLINES FOR APPLYING FOR, AWARDED, AND  
23 DISBURSING GRANTS;

24           (II) THE PROCEDURES FOR APPLYING FOR A GRANT;

25           (III) THE CRITERIA USED TO EVALUATE A GRANT APPLICATION;

26     AND

27           (IV) THE CRITERIA FOR DETERMINING THE AMOUNT OF A GRANT.

1 (3) TO RECEIVE A GRANT, A PARK OWNER, NONPROFIT ENTITY, OR  
2 LOCAL GOVERNMENT MUST SUBMIT AN APPLICATION TO THE DIVISION IN  
3 ACCORDANCE WITH THE POLICIES DEVELOPED PURSUANT TO SUBSECTION  
4 (2) OF THIS SECTION. AT A MINIMUM, THE APPLICATION MUST INCLUDE THE  
5 FOLLOWING INFORMATION:

6 (a) THE NAME OF THE PARK OWNER, NONPROFIT ENTITY, LOCAL  
7 GOVERNMENT, OR AGENCY OF A LOCAL GOVERNMENT APPLYING FOR THE  
8 GRANT;

9 (b) THE PARK THAT WOULD BENEFIT FROM THE GRANT;

10 (c) A REFERENCE TO THE NOTICE RECEIVED IN ACCORDANCE WITH  
11 SECTION 25-8-1003 (1)(b) ON THE MOBILE HOME PARK'S WATER QUALITY  
12 ISSUE; AND

13 (d) THE PLANNED REMEDIATION OR IMPROVEMENT TO BE  
14 ACCOMPLISHED WITH THE GRANT.

15 (4) (a) THE DIVISION SHALL REVIEW THE APPLICATIONS RECEIVED  
16 UNDER THIS SECTION AND SHALL PRIORITIZE FUNDING FOR APPLICATIONS  
17 BASED ON:

18 (I) THE SEVERITY OF THE WATER QUALITY ISSUE;

19 (II) THE NUMBER OF PEOPLE AFFECTED BY THE WATER QUALITY  
20 ISSUE; AND

21 (III) THE COSTS TO REMEDIATE THE WATER QUALITY ISSUE OR  
22 IMPROVE WATER QUALITY.

23 (b) SUBJECT TO AVAILABLE APPROPRIATIONS, ON OR BEFORE JULY  
24 1, 2025, AND ON OR BEFORE JULY 1 OF EACH YEAR THEREAFTER, THE  
25 DIVISION SHALL AWARD GRANTS AS PROVIDED IN THIS SECTION AND THE  
26 POLICIES ADOPTED IN ACCORDANCE WITH THIS SECTION. ■ ■

27 (5) THE GENERAL ASSEMBLY SHALL ANNUALLY APPROPRIATE



1 MONEY FROM THE FUND TO THE DEPARTMENT FOR ALLOCATION TO THE  
2 DIVISION TO IMPLEMENT THE GRANT PROGRAM. THE DIVISION MAY USE UP  
3 TO TEN PERCENT OF THE MONEY ANNUALLY APPROPRIATED FOR THE  
4 GRANT PROGRAM TO PAY THE DIRECT AND INDIRECT COSTS THAT THE  
5 DIVISION INCURS TO ADMINISTER THE GRANT PROGRAM.

6 **25-8-1006. Mobile home park water quality fund.** (1) THE  
7 MOBILE HOME PARK WATER QUALITY FUND IS CREATED IN THE STATE  
8 TREASURY. THE FUND CONSISTS OF MONEY CREDITED TO THE FUND IN  
9 ACCORDANCE WITH SECTION 25-8-1007 (3) AND ANY OTHER MONEY THAT  
10 THE GENERAL ASSEMBLY MAY APPROPRIATE OR TRANSFER TO THE FUND.

11 (2) THE STATE TREASURER SHALL CREDIT ALL INTEREST AND  
12 INCOME DERIVED FROM THE DEPOSIT AND INVESTMENT OF MONEY IN THE  
13 FUND TO THE FUND.

14 (3) SUBJECT TO ANNUAL APPROPRIATION BY THE GENERAL  
15 ASSEMBLY, THE DIVISION SHALL, AS NECESSARY TO ADDRESS A PARK'S  
16 WATER QUALITY ISSUES OR IMPROVE A PARK'S WATER QUALITY, EXPEND  
17 MONEY FROM THE FUND TO IMPLEMENT THIS PART 10, INCLUDING THE  
18 GRANT PROGRAM.

19 **25-8-1007. Enforcement.** (1) THE DIVISION HAS AUTHORITY TO  
20 TEST AND REQUIRE REMEDIATION OF PARK FINISHED WATER, REGARDLESS  
21 OF THE TYPE OF WATER SOURCE.

22 (2) THE DIVISION SHALL, AS NECESSARY TO ADDRESS A PARK'S  
23 WATER QUALITY ISSUES, ISSUE A CEASE-AND-DESIST ORDER FOR A  
24 VIOLATION OF THIS PART 10 IN ACCORDANCE WITH SECTION 25-8-605.

25 (3) (a) IF THE PARK OWNER FAILS TO COMPLY WITH  
26 CEASE-AND-DESIST ORDER, CREATE A REMEDIATION PLAN, IMPLEMENT A  
27 REMEDIATION PLAN, OR RESPOND TO THE DIVISION IN CONNECTION WITH

1 A REMEDIATION PLAN, THE DIVISION MAY IMPOSE A CIVIL PENALTY OF UP  
2 TO TEN THOUSAND DOLLARS PLUS AN ADDITIONAL FIVE THOUSAND  
3 DOLLARS FOR EACH FULL CALENDAR MONTH AFTER THE FIRST CALENDAR  
4 MONTH FOR WHICH THE VIOLATION CONTINUES. THE DIVISION MUST  
5 IMPOSE A CIVIL PENALTY IN ACCORDANCE WITH ARTICLE 4 OF TITLE 24.

6 (b) THE DIVISION SHALL TRANSFER A CIVIL PENALTY COLLECTED  
7 PURSUANT TO THIS SUBSECTION (3) TO THE STATE TREASURER, WHO SHALL  
8 CREDIT THE CIVIL PENALTY TO THE FUND.

9 (c) IF A PARK OWNER THREATENS TO EVICT A PARK RESIDENT FOR  
10 FILING A WATER QUALITY COMPLAINT OR FOR REQUESTING REMEDIATION  
11 TO ADDRESS A WATER QUALITY ISSUE, THE PARK OWNER HAS VIOLATED  
12 SECTION 38-12-203 (3) AND IS SUBJECT TO THE PENALTIES SET FORTH IN  
13 SECTION 38-12-203 (3).

14  
15 (4) THIS SECTION DOES NOT PROVIDE AN EXCLUSIVE REMEDY AND  
16 DOES NOT LIMIT THE RIGHT OF PARK RESIDENTS TO TAKE LEGAL ACTION  
17 AGAINST THE PARK OWNER. EXHAUSTION OF THE ADMINISTRATIVE  
18 REMEDY PROVIDED IN THIS SECTION IS NOT REQUIRED BEFORE A RESIDENT  
19 MAY BRING A LEGAL ACTION.

20 **25-8-1008. This part 10 does not affect other statutory**  
21 **protections.** THIS PART 10 DOES NOT AFFECT OR SUPERCEDE THE  
22 PROTECTIONS GRANTED TO PARK RESIDENTS PURSUANT TO OTHER  
23 STATUTES, INCLUDING ARTICLE 12 OF TITLE 38. IF A COURT DETERMINES  
24 THAT A PROVISION OF THIS PART 10 CONFLICTS WITH A PROVISION OF  
25 ARTICLE 12 OF TITLE 38, THE COURT SHALL APPLY THE STATUTE THAT  
26 GRANTS THE STRONGER PROTECTION TO THE PARK RESIDENT.

27 **SECTION 2.** In Colorado Revised Statutes, 6-1-105, **add**

1 (1)(uuu) as follows:

2 **6-1-105. Unfair or deceptive trade practices.** (1) A person  
3 engages in a deceptive trade practice when, in the course of the person's  
4 business, vocation, or occupation, the person:

5 (uuu) FAILS TO REGISTER A MOBILE HOME PARK IN VIOLATION OF  
6 SECTION 38-12-1106.

7 **SECTION 3.** In Colorado Revised Statutes, 6-1-112, **amend**  
8 (1)(a), (1)(b), and (1)(c); and **add** (3) as follows:

9 **6-1-112. Civil penalties.** (1) The attorney general or a district  
10 attorney may bring a civil action on behalf of the state to seek the  
11 imposition of civil penalties as follows:

12 (a) EXCEPT AS PROVIDED IN SUBSECTION (3) OF THIS SECTION, any  
13 person who violates or causes another to violate any provision of this  
14 article 1 shall forfeit and pay to the general fund of this state a civil  
15 penalty of not more than twenty thousand dollars for each such violation.  
16 For purposes of this subsection (1)(a), a violation of any provision shall  
17 constitute a separate violation with respect to each consumer or  
18 transaction involved.

19 (b) EXCEPT AS PROVIDED IN SUBSECTION (3) OF THIS SECTION, any  
20 person who violates or causes another to violate any court order or  
21 injunction issued pursuant to this ~~article~~ ARTICLE 1 shall forfeit and pay  
22 to the general fund of this state a civil penalty of not more than ten  
23 thousand dollars for each such violation. For the purposes of this section,  
24 the court issuing the order or injunction shall retain jurisdiction, and the  
25 cause shall be continued. Upon violation, the attorney general or a district  
26 attorney may petition the court for the recovery of the civil penalty. Such  
27 civil penalty shall be in addition to any other penalty or remedy available

1 for the enforcement of the provisions of this ~~article~~ ARTICLE 1 and any  
2 court order or injunction.

3 (c) EXCEPT AS PROVIDED IN SUBSECTION (3) OF THIS SECTION, any  
4 person who violates or causes another to violate any provision of this  
5 article 1, where such violation was committed against an elderly person,  
6 shall forfeit and pay to the general fund of the state a civil penalty of not  
7 more than fifty thousand dollars for each such violation. For purposes of  
8 this subsection (1)(c), a violation of any provision of this article 1 is a  
9 separate violation with respect to each elderly person involved.

10 (3) THE ATTORNEY GENERAL OR DISTRICT ATTORNEY SHALL  
11 TRANSMIT ANY CIVIL PENALTY COLLECTED IN ACCORDANCE WITH THIS  
12 SECTION FOR A VIOLATION DESCRIBED IN SECTION 6-1-105 (1)(uuu) TO THE  
13 STATE TREASURER FOR DEPOSIT IN THE MOBILE HOME PARK WATER  
14 QUALITY FUND CREATED IN SECTION 25-8-1006.

15 **SECTION 4.** In Colorado Revised Statutes, 24-31-101, **amend**  
16 (1)(s) and (1)(t); and **add** (1)(u) as follows:

17 **24-31-101. Powers and duties of attorney general.** (1) The  
18 attorney general:

19 (s) May bring or intervene in a civil action, conduct investigations,  
20 and issue civil investigation demands pursuant to the "Colorado False  
21 Claims Act", part 12 of this article 31; and

22 (t) May bring a civil action to enforce section 25-7-144; AND

23 (u) MAY, IF THE ATTORNEY GENERAL HAS REASON TO BELIEVE  
24 THAT A VIOLATION OF A STATUTE OR RULE IS CAUSING AN IMMINENT AND  
25 SUBSTANTIVE ENDANGERMENT TO THE PUBLIC HEALTH, WATER QUALITY,  
26 OR ENVIRONMENT WITHIN A MOBILE HOME PARK, REQUEST A TEMPORARY  
27 RESTRAINING ORDER, PRELIMINARY INJUNCTION, PERMANENT INJUNCTION,

1 OR ANY OTHER RELIEF NECESSARY TO PROTECT THE PUBLIC HEALTH,  
2 WATER QUALITY, OR ENVIRONMENT. ■

3 SECTION 5. In Colorado Revised Statutes, 25-1-134, **amend**  
4 (1)(d)(IX) and (1)(d)(X); and **add** (1)(d)(XI) as follows:

5 25-1-134. **Environmental justice - ombudsperson - advisory**  
6 **board - grant program - definitions - repeal.** (1) **Environmental**  
7 **justice ombudsperson.** (d) The ombudsperson shall:

8 (IX) Consult with the division of administration in reporting to the  
9 air quality control commission, created in section 25-7-104, on equitable  
10 progress toward the state's greenhouse gas reduction goals; ~~and~~

11 (X) Serve in an advisory capacity, as requested, to other state  
12 agencies conducting outreach to and engagement of disproportionately  
13 impacted communities in light of a proposed agency action; AND

14 (XI) **ADVOCATE FOR AND LIAISE WITH MOBILE HOME RESIDENTS**  
15 **IN MATTERS OF WATER QUALITY AND WORK WITH RESIDENTS ON**  
16 **SOLUTIONS AND FUNDING TO IMPROVE WATER QUALITY IN ACCORDANCE**  
17 **WITH PART 10 OF ARTICLE 8 OF TITLE 25.**

18 SECTION 6. In Colorado Revised Statutes, 38-12-201.5, **amend**  
19 (3) as follows:

20 38-12-201.5. **Definitions.** As used in this part 2 and in part 11 of  
21 this article 12, unless the context otherwise requires:

22 (3) "Management" or "landlord" means the owner OF A MOBILE  
23 HOME PARK or person responsible for operating and managing a mobile  
24 home park or an agent, employee, or representative authorized to act on  
25 the management's behalf in connection with matters relating to tenancy  
26 in the park.

27 SECTION 7. In Colorado Revised Statutes, 38-12-204, **amend**

1 (4) introductory portion, (4)(b), and (4)(c); and **add** (4)(d) as follows:

2 **38-12-204. Nonpayment of rent - notice required for rent**  
3 **increase - limitation on rent increases.** (4) A landlord shall not increase  
4 rent on a RESIDENT OF A mobile home park lot if the park:

5 (b) Has any unpaid penalties owed to the division of housing; ~~or~~

6 (c) Has not fully complied with any final agency order issued by  
7 the division of housing; OR

8 (d) HAS FAILED TO COMPLY WITH A PROVISION OF SECTION  
9 25-8-1003 (2) AND THE APPLICABLE DEADLINE TO COMPLY WITH THE  
10 PROVISION HAS PASSED.

11 **SECTION 8.** In Colorado Revised Statutes, 38-12-212.3, **amend**  
12 (2)(b)(III) and (2)(b)(IV); and **add** (2)(b)(V) as follows:

13 **38-12-212.3. Responsibilities of landlord - acts prohibited.**

14 (2) In addition to the responsibilities described in subsection (1)(a) of  
15 this section, a landlord is responsible for:

16 (b) The premises, including:

17 (III) Maintaining lot grades, regrading lots as necessary to prevent  
18 the accumulation of stagnant water and the detrimental effects of moving  
19 water, and taking reasonably necessary steps to maintain the integrity of  
20 the foundation of each mobile home's utility pedestal or pad space in  
21 order to prevent structural damage to the mobile home, except in  
22 circumstances where the need for such maintenance is caused by a  
23 resident's actions; **and**

24 (IV) Maintaining trees on the premises in a manner that protects  
25 the safety of residents of the park and their property, including the  
26 preservation of healthy, mature trees that home owners reasonably  
27 expected to remain on the premises when they signed their rental

1 agreements, so long as such preservation does not pose a safety risk to  
2 any person, property, or infrastructure; AND

3 (V) COMPLYING WITH THE PROVISIONS OF PART 10 OF ARTICLE 8  
4 OF TITLE 25.

5 **SECTION 9.** In Colorado Revised Statutes, 38-12-212.5, **amend**  
6 (2)(d) and (2)(e); and **add** (2)(f) and (6) as follows:

7 **38-12-212.5. Prohibition on retaliation and harassment -**  
8 **definition.** (2) Except as described in subsection (3) of this section, in an  
9 action or administrative proceeding by or against a home owner or  
10 resident, the management's action is presumed to be retaliatory if, within  
11 the one hundred twenty days preceding the management's action, the  
12 home owner or resident:

13 (d) Made any other effort to secure or enforce any of the rights or  
14 remedies provided by this part 2 or any other provision of law; ~~or~~

15 (e) Participated in a vote or decision-making process concerning  
16 the opportunity to purchase the mobile home park pursuant to section  
17 38-12-217; OR

18 (f) FILED A WATER QUALITY COMPLAINT OR REQUESTED  
19 REMEDIATION TO ADDRESS A WATER QUALITY ISSUE UNDER PART 10 OF  
20 ARTICLE 8 OF TITLE 25.

21 (6) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE  
22 REQUIRES, "ORGANIZING" INCLUDES:

23 (a) FACILITATING OR ATTENDING A MEETING FOR PURPOSES OF  
24 FORMING A TENANTS' ORGANIZATION OR FILING A COMPLAINT, EVEN IF THE  
25 ORGANIZATION IS NOT YET FORMED OR THE COMPLAINT HAS NOT YET BEEN  
26 FILED WHEN THE RETALIATION OCCURS; OR

27 (b) DISTRIBUTION OF FLYERS OR OTHER PROMOTIONAL OR

1 EDUCATIONAL MATERIALS RELATED TO TENANT ORGANIZATION EFFORTS.

2 SECTION 10. In Colorado Revised Statutes, 38-12-220, amend  
3 (1) as follows:

4 38-12-220. Private civil right of action. (1) A home owner, a  
5 resident, an association of home owners, or a landlord or the assignee of  
6 a home owner, a resident, an association of home owners, or a landlord  
7 may file a civil action alleging a violation of a rental agreement or of any  
8 provision of this article 12 OR PART 10 OF ARTICLE 8 OF TITLE 25.

9 [REDACTED]  
10 (2) A RETALIATORY ACTION DESCRIBED IN SUBSECTION (1) OF THIS  
11 SECTION IS REBUTTABLY PRESUMED TO BE RETALIATION IN VIOLATION OF  
12 THIS SECTION IF DONE WITHIN ONE HUNDRED TWENTY DAYS AFTER THE  
13 TENANT DOES AN ACTION DESCRIBED IN SUBSECTION (1)(a) TO (1)(c) OF  
14 THIS SECTION.

15 SECTION 11. In Colorado Revised Statutes, 38-12-1106, amend  
16 (7)(e); and add (7)(g) as follows:

17 38-12-1106. Registration of mobile home parks - process - fees.  
18 (7) The registration forms provided by the division must require  
19 information necessary to assist the division in identifying and locating a  
20 mobile home park and other information that may be useful to the state.  
21 A registration is not complete unless the landlord includes all of the  
22 information required by the forms provided by the division. The forms  
23 must require, at a minimum:

24 (e) The physical address of each mobile home within the mobile  
25 home park and the mailing address of the home owner, if the landlord has  
26 a different mailing address on file for the home owner; and

27 [REDACTED]



1 (f) A DESCRIPTION OF THE MOBILE HOME PARK'S WATER SOURCE,  
2 INCLUDING THE TYPE OF WATER SOURCE; AND

3 (g) THE METHOD FOR CHARGING RESIDENTS FOR WATER AND  
4 SEWER, WHETHER WATER AND SEWER CHARGES ARE INCLUDED IN RENT,  
5 SUBMETERED, OR BY OTHER COLLECTION MEANS.

6 **SECTION 12.** In Colorado Revised Statutes, 38-12-1108, **amend**  
7 (1), (2)(c), and (2)(d); and **add** (2)(e) as follows:

8 **38-12-1108. Mobile home park complaint and water issue**  
9 **database.** (1) ~~By May 1, 2020,~~ The division shall also create and  
10 maintain a database of mobile home parks that have had complaints filed  
11 against them under the program OR THAT HAVE AN UNREMIEDIATED WATER  
12 QUALITY ISSUE AS DETERMINED PURSUANT TO PART 10 OF ARTICLE 8 OF  
13 TITLE 25.

14 (2) At a minimum, the database must include:

15 (c) The violation of law complained of; ~~and~~

16 (d) The outcome of each complaint; AND

17 (e) WHETHER THE MOBILE HOME PARK HAS A WATER QUALITY  
18 ISSUE, AS DESCRIBED IN THE NOTICE FROM THE WATER QUALITY CONTROL  
19 DIVISION IN ACCORDANCE WITH SECTION 25-8-1003 (1)(b), THAT HAS NOT  
20 BEEN REMEDIATED.

21 **SECTION 13. Appropriation.** (1) For the 2023-24 state fiscal  
22 year, \$3,611,859 is appropriated to the mobile home park water quality  
23 fund created in section 25-8-1006 (1), C.R.S. This appropriation is from  
24 the general fund. The department of public health and environment is  
25 responsible for the accounting related to this program.

26 (2) For the 2023-24 state fiscal year, \$3,407,448 is appropriated  
27 to the department of public health and environment. This appropriation

1 is from reappropriated funds in the mobile home park water quality fund  
2 under subsection (1) of this section. To implement this act, the  
3 department may use the appropriation for as follows:

4 (a) \$1,065,779 for use by the water quality control division for  
5 administration, which amount is based on an assumption that the division  
6 will require an additional 10.8 FTE;

7 (b) \$2,303,603 for use by the water quality control division for  
8 personal services related to the drinking water program; and

9 (c) \$38,066 for the purchase of legal services.

10 (3) For the 2023-24 state fiscal year, \$38,066 is appropriated to  
11 the department of law. This appropriation is from reappropriated funds  
12 received from the department of public health and environment under  
13 subsection (2) of this section and is based on an assumption that the  
14 department of law will require an additional 0.2 FTE. To implement this  
15 act, the department of law may use this appropriation to provide legal  
16 services for the department of public health and environment.

17 (4) For the 2023-24 state fiscal year, \$136,885 is appropriated to  
18 the mobile home park act dispute resolution and enforcement program  
19 fund created in section 38-12-1110 (1), C.R.S. This appropriation is from  
20 the general fund. The department of local affairs is responsible for the  
21 accounting related to this program.

22 **SECTION 14. Applicability.** This act applies to offenses  
23 committed or conduct occurring on or after the effective date of this act.

24 **SECTION 15. Safety clause.** The general assembly hereby finds,  
25 determines, and declares that this act is necessary for the immediate  
26 preservation of the public peace, health, or safety.