



HB23-1257

SHORT TITLE: Mobile Home Park Water Quality

LONG TITLE: Concerning water quality in mobile home parks

SPONSORS: Reps. Velasco and Boesenecker/Sen. Cutter

COMMITTEES: House Transportation, Housing & Local Government Committee

PURPOSE OF THE BILL: To assure and improve water quality provided to mobile home park residents.

PROPOSERS OF THE BILL: Environmental justice and affordable housing advocates.

POTENTIAL STAKEHOLDERS: Mobile home park owners, mobile home park residents, water suppliers, local governments, DOLA, CDPHE, Attorney General's Office

BACKGROUND: Mobile home parks are regulated under Article 12 of Title 38 and ordinances of the local government where they are located. Water quality problems in mobile home parks may occur due to issues with water supply sources, inadequate or aging or damaged infrastructure. They may or may not receive water from a public water supply such as a municipal water provider through government owned infrastructure which is subject to regular testing.

Is this bill necessary this year? There is no deadline.

How does the bill change current law? The bill establishes a water quality testing program administered through CDPHE and enforced by the division of Housing in the Dept. of Local Affairs and the Attorney General's office. Grants to aid remediation would be funded by civil penalties assessed against park owners who violate the Act.

Does the bill affect the prior appropriations system? No

How is the bill implemented? When water quality problems are detected the park owner and county health departments are notified and a remediation plan must be developed and implemented. Park residents are also notified. Grant funding may be available to park owners to implement remediation. Failure to file and implement a remediation plan may result in civil penalties, civil litigation filed by residents, or being determined a class 3 public nuisance. A park which is a class 3 public nuisance may be forfeited, becoming the property of the county which is then obligated to continue its operation as affordable housing for 100 years.

Practical considerations: Water quality in 25% of the state's mobile home parks must be tested by July 1, 2025, 50% tested by July 1, 2026, 75% tested by July 1, 2027, and 100% tested by July 1, 2028. The bill does not appropriate funding or personnel to CDPHE to carry out the testing or follow up on remediation where necessary. Should it be assumed that federal money is available for testing and to assist with grants for remediation?

Fiscal Impact: There is no fiscal note presently available.

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