

## Amendments/Change in Rules

Mobile Home parks may amend existing rules and regulations and may adopt new rules. **A 60-day notice is required** before a new park rule can be enforced. A new rule can be enforced after the proper 60-day notice, even if a homeowner does not agree with the rule, as long as the rule is reasonable. C.R.S. §38-12-203(1)(c).

**During the 60-day Interim:** Before a new rule goes into effect a homeowner and homeowner associations can contact the park management to:

1. Suggest amendments
2. Sign written protests to the change
3. Challenge the reasonableness of the rule
4. Or ask to get involved in the process of rule-making and adoption.

### Rent Increase

If a mobile home park tenant has a month-to-month lease, the rent can be increased only with a 60-day written notice to the homeowner. If a mobile home park tenant has a fixed term lease, the rent can only be increased at the end of the lease term unless the lease itself gives the park management the right to increase the rent after no less than a 60-day written notice to the homeowner.

The written notice of a rent increase must include:

1. The amount of the rent increase
2. The effective date of the rent increase (**at least 60 days after the date of the written notice**)
3. The name, address and telephone number of park management if any of this information was not included in the original rental agreement

See C.R.S. §39-12-204(2).

Colorado prohibits rent control except when a park is owned by housing authorities or other public agencies. C.R.S. \_\_\_\_\_