

# LARIMER COUNTY MANUFACTURED HOME RESIDENT HANDBOOK 2022



**AARP**<sup>®</sup>  
Colorado

  
**PAFC**  
Partnership For Age-Friendly  
Communities in Larimer County

**Versión en español en el otro lado**



# MANUFACTURED HOME RESIDENT HANDBOOK

Greetings, manufactured/mobile home residents!

As you probably already know, there may be some unique and challenging issues that you encounter when living in a manufactured home park. Trying to find the right resources for assistance can take time and effort. That's why we've created this handbook, so you can have helpful information at the tip of your fingers. Whether you need assistance with basic needs, help with home maintenance, or any of the other circumstances many of us may face, the agencies and nonprofits included in this handbook are here to help.



Photo courtesy of City of Fort Collins

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*Created June 2022*

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## Did you know?

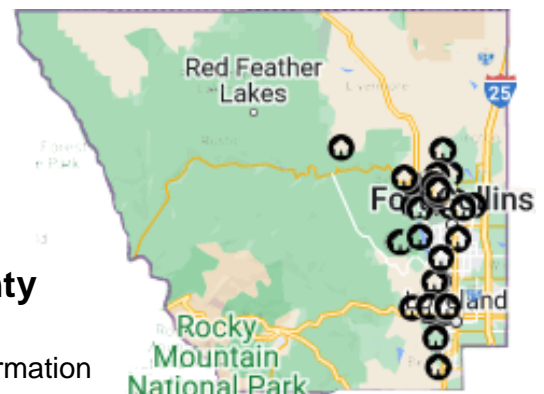
To use a QR code, open the camera on your phone and point it at the code. You will see a link appear just above the shutter button. Click the link to go to the webpage.



## Map of Mobile Home Parks in Larimer County

[tinyurl.com/LC-MHP-Map](https://tinyurl.com/LC-MHP-Map)

Click on an icon in the map to identify the park and get information on it or search for a park in the search bar.



## LARIMER COUNTY RESOURCES



### Property Tax Assistance & Other Rebates

Seniors, Veterans, Active Military & Disabled

[larimer.org/treasurer/taxinfo/senior-assist](http://larimer.org/treasurer/taxinfo/senior-assist)



### Buying, Selling and Moving, Affixing to Land, Destruction

[larimer.org/clerk/vehiclelicensing/resources/manufactured-homes](http://larimer.org/clerk/vehiclelicensing/resources/manufactured-homes)



### Building Department Specifications

[larimer.org/sites/default/files/prefabhousing.pdf](http://larimer.org/sites/default/files/prefabhousing.pdf)



### Moving Your Mobile or Manufactured Home

[larimer.org/assessor/mobile-homes](http://larimer.org/assessor/mobile-homes)



### Larimer County Office on Aging

[larimer.org/humanservices/aging](http://larimer.org/humanservices/aging)  
970-498-7750



### Answers on Aging Resource Guide

[issuu.com/larimercountydhs/docs/2021agingresourceguide](http://issuu.com/larimercountydhs/docs/2021agingresourceguide)

### Government & Community Services:

- Larimer County: [larimer.org/](http://larimer.org/)
- Fort Collins: [fcgov.com/](http://fcgov.com/)
- Loveland: [lovgov.org/](http://lovgov.org/)
- Berthoud: [berthoud.org/](http://berthoud.org/)



Photo courtesy of City of Fort Collins

## LEGAL SERVICES



**Colorado Poverty Law Project**

### Colorado Poverty Law Project [copovertylawproject.org](http://copovertylawproject.org)

Specializes in MHP law, providing free legal clinics and assisting residents in filing complaints to the state MHP Oversight Program.



**Colorado Legal Services**  
High Quality Civil Legal Services Throughout Colorado

### Colorado Legal Services [coloradolegalservices.org/](http://coloradolegalservices.org/)

970-493-2891

Free legal advice, clinics, and representation for low-income Coloradans and older adults.



### Larimer County Bar Association Pro Bono Program

[larimerbar.org/pro-bono](http://larimerbar.org/pro-bono) 970-402-2075

Matches and refers residents to private attorneys and appropriate agencies for certain legal matters. Must be a resident of Larimer County who meets financial and income guidelines.

### Did you know?

Water pipes should be wrapped with heat tape to keep them from freezing and bursting during the winter.



**LANDLORD'S EMERGENCY CONTACT NUMBER:** \_\_\_\_\_

**DIVISION OF HOUSING'S PHONE & EMAIL:** 1-833-924-1147, [MHPOP@state.co.us](mailto:MHPOP@state.co.us)

# HOME OWNER RIGHTS

As a home owner renting lot space, you can learn about your rights, file complaints, and get help resolving disputes with your landlord through the Division of Housing's Mobile Home Park Oversight Program. Your landlord can also use this Program. This notice summarizes your 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).

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 home owners with disabilities upon request.

## **TENANT HOME OWNERS HAVE RIGHTS INCLUDING, BUT NOT LIMITED TO:**

1. A written lease, which does **not** expire nor need to be renewed. All charges and fees - including late fees - must be in the lease.
2. A maximum late rent fee of **\$50 or 5%** of the rent past due, whichever is greater (effective 10/1/2021).
3. A security deposit that is less than or equal to one month's rent (effective 6/30/2020).
4. Park premises that are safe, clean, fit for human habitation, and accessible to people with disabilities.
5. Protection from unreasonable park rules and unreasonable or discriminatory rule enforcement.
6. Protection from retaliation by the landlord when you exercise your legal rights, including making a complaint. A landlord may be fined up to \$10,000 for retaliating against a home owner.
7. **60+ DAYS** written notice of any rent increase, and a maximum of **one** rent increase every 12 months (effective 6/25/2021).
8. **60+ DAYS** written notice of changes to the park rules and regulations. A home owner may file a complaint with the Division if the home owner believes any of the park rules are unreasonable.
9. **10 DAYS** to make a late rent payment, before the landlord may charge a late fee (effective 10/1/2021) or begin the eviction process.
10. **90+ DAYS** to fix violations of park rules, local ordinances, or state laws relating to mobile homes or mobile home lots, before the landlord could potentially end your lease.
11. Running water and reasonable amounts of water at all times, unless water is unavailable for reasons outside the landlord's control, service is disrupted for <24 hours for repairs, or other exceptions apply under the Act.
12. **24 HOURS'** notice of water line leaks in the park (if management learns of the leak). The management shall not bill home owners for park water line leaks.
13. **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.
14. **48+ HOURS'** notice before the management enters your lot, except in cases of emergency or when the management is posting legally required notices.



15. The right to meet with other home owners in common areas of the park to discuss park matters (if properly reserved), and to start a homeowners' association.
16. **90+ DAYS** written notice before the landlord sells or transfers the park (unless the sale/transfer is to a closely related family member or business).
17. The right to submit an offer to buy the park **at any time**, as a group or association of home owners, and have the landlord consider your offer in good faith.
18. **12+ MONTHS** written notice before the landlord closes the mobile home park.
19. The right to sell your home and put up a For Sale sign on/in your mobile home.
20. **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.

#### **TENANT HOME OWNERS HAVE RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO:**

1. Follow all local ordinances and state laws on 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. Do not knowingly make materially false or misleading statements on your application for tenancy.
7. If you lease your home or have long-term guests, ensure that the lease or stay follows the landlord's rules.
8. If you intend to **sell** your home:
  - a. Notify your landlord of your intent to sell, as required by your lease or park rules; and
  - b. Tell any potential home buyers that they must apply for tenancy with the landlord to live in the park.

#### **EVICITION**

A landlord can **only** end a home owner's lease for one of the specific reasons listed in the Mobile Home Park Act. A landlord **cannot** evict you for failing to follow a park rule, **unless** the rule is necessary to prevent property damage or to protect health or safety. C.R.S. § 38-12-203(1)(c). If you receive a "Summons and Complaint" telling you to file an answer or appear in court, **you should respond/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 of Housing for violations of the Act or Program. The Division will investigate any alleged violation(s) and all parties must cooperate with the investigation. If the parties cannot reach an agreement, the Division may impose monetary penalties or require parties to take action to resolve past or current violations.

To sign up for email updates from the Program, contact [MHPOP@state.co.us](mailto:MHPOP@state.co.us).

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

## HOUSING ASSISTANCE



### Neighbor to Neighbor [n2n.org](https://n2n.org)

Fort Collins: 970-484-7498, Loveland: 970-663-4163

Provides emergency rent assistance and first month's rent assistance. Homeowner's foreclosure prevention and reverse mortgage counseling. Homebuyer education classes and advice for prospective homeowners.



**The Salvation Army.** Provides rent assistance on a limited basis for those who qualify. Clothing, shoes, hygiene products and local bus passes are available. Food boxes are available.



[fortcollins.salvationarmy.org](https://fortcollins.salvationarmy.org)  
970-207-4472



[loveland.salvationarmy.org](https://loveland.salvationarmy.org)  
970-699-8380



**St. Vincent de Paul**  
[saintjohns.us/svdpccontact](https://saintjohns.us/svdpccontact) 970-635-5809



Provides Loveland-area residents short-term help with rent, utilities, mortgage, food or other bills.

### Did you know?

Mobile homes can settle over time. If it isn't level, doors and windows may not shut properly. Check to be sure your home is level periodically.

## MOVING ASSISTANCE



Photo courtesy of City of Fort Collins



**Qualified Listeners** [qualifiedlisteners.org/](https://qualifiedlisteners.org/)  
720-600-0860

Nonprofit organization serving the needs of veterans and their families.



**Servant's Heart**  
[servantsheartfortcollins.com](https://servantsheartfortcollins.com)  
970-692-4212

Helping empower homeless older adults, veterans, families, disabled people, single parents, and low-income individuals to achieve long-term self-sufficiency through supportive services and advocacy.



# FOOD ASSISTANCE



State and Federal programs: [cdhs.colorado.gov/benefits-assistance/food-assistance](https://cdhs.colorado.gov/benefits-assistance/food-assistance)



**Food Bank for Larimer County:** [foodbanklarimer.org](https://foodbanklarimer.org) 970-493-4477



Food programs for adults, children and seniors, mobile food pantries (including Berthoud), pet food pantry and free diapers program. Check website or call for eligibility requirements.

1301 Blue Spruce Drive, Fort Collins / 2600 N. Lincoln Avenue, Loveland



**House of Neighborly Service**  
[honservice.org](https://honservice.org) 970-667-4939  
511 E 11th St, Suite 100, Loveland



**Meals on Wheels – Fort Collins**  
[mealsonwheelsfc.org](https://mealsonwheelsfc.org)  
970-484-6325  
1217 E Elizabeth St, Unit 11



**Meals on Wheels of Loveland & Berthoud**  
[lovelandmealsonwheels.org](https://lovelandmealsonwheels.org)  
970-667-0311  
437 N Garfield Ave.



**Loveland's Community Kitchen**  
[lovelandcommunitykitchen.org](https://lovelandcommunitykitchen.org)  
970-278-1726  
427 N. Garfield Ave.



**Saint John's Lutheran Church**  
[stjohnsfc.org](https://stjohnsfc.org) 970-482-5316  
305 E Elizabeth St, Fort Collins



**Vindeket Foods - No-cost market**  
[vindeketfoods.org](https://vindeketfoods.org) 970-652-4631  
1317 Webster Ave, Fort Collins

## Did you know?

The term "mobile home" refers to housing built before June 1, 1976, when the U.S.

Department of Housing and Urban Development (HUD) Code went into effect.

"Manufactured homes" refer to units that were built after June of 1976 and adhere to different building codes from HUD.



Photo courtesy of City of Fort Collins

# MEDICAL & FINANCIAL PUBLIC ASSISTANCE

## Did you know?

Insurance from an agent might be cheaper than from a mobile home company.



**Colorado listing of available medical programs**  
[hcpf.colorado.gov/program-list](http://hcpf.colorado.gov/program-list)



**Health District of Northern Larimer County**  
[healthdistrict.org/](http://healthdistrict.org/) 970-224-5209

Provides residents of northern Larimer County with dental, mental health, preventive health, and advance care planning services, and connects people to more affordable health insurance and prescription options.



**Connect for Health Colorado**  
[ConnectforHealthCO.com](http://ConnectforHealthCO.com)  
 Health insurance marketplace



Photo courtesy of City of Fort Collins



**Larimer County Old Age Pension**  
[larimer.co.networkofcare.org/aging/](http://larimer.co.networkofcare.org/aging/)  
 970-498-6300

Help for those over 60 with very low incomes and limited assets.



**Colorado assistance programs:**

Help with food, cash assistance, health care coverage, early childhood needs, energy assistance.

[coloradopeak.force.com/peak/s/peak-landing-page](http://coloradopeak.force.com/peak/s/peak-landing-page)

# PET ASSISTANCE

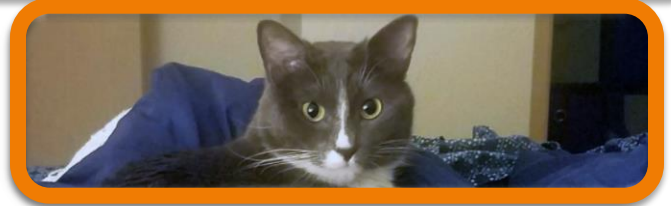


**Animal Friends Alliance:**

970-484-8516

[savinganimalstoday.org/](http://savinganimalstoday.org/)

Low-cost spay/neuter, vaccinations, and free pet food for owners in need.



Photos courtesy of Emily Olivo



**4 Paws Pet Pantry:** 970-484-7297

[4pawspetpantry.org](http://4pawspetpantry.org)

328 S Link Ln #2B, Ft. Collins

Free pet food for owners in need.



**Elder Pet Care:** 970-493-2657

[elderpetcarecolorado.com/](http://elderpetcarecolorado.com/)

210 N U.S. Hwy 287, Fort Collins

Low-cost veterinary care for pets.



# MAINTENANCE SUPPORT & ENERGY EFFICIENCY



**Weatherization Assistance Program**  
[energyoffice.colorado.gov/](http://energyoffice.colorado.gov/) 970-617-2801



**Energy Resource Center** [erc-co.org](http://erc-co.org)  
Helps qualified Coloradans save money, increase comfort, and better their homes and environment through proven, energy conservation solutions.



**Community Access Team**  
[cdola.colorado.gov/community-access-team](http://cdola.colorado.gov/community-access-team)  
303-864-7825

Provides home accessibility improvements to people with disabilities. *Also provide*

**Home Modification Tax Credits** 303-482-7670

A state income tax credit of up to \$5,000 to help people with an illness, impairment or disability retrofit their residence for greater accessibility and independence. The credit is available for retrofits in tax years 2019 through 2023.



**Larimer County Home Improvement Program** [lovelandhousing.org](http://lovelandhousing.org) 970-635-5931  
Offers 0-2% interest rate loans to income qualified households for maintenance, health & safety, handicap accessibility and energy efficiency issues. Grants for qualifying owner-occupied households for emergencies such as no hot water, burst pipes, gas leaks.



**Volunteers of America – Handyperson Program**  
[voacolorado.org/gethelp-northernco-handyman](http://voacolorado.org/gethelp-northernco-handyman) 970-472-9630

Provides simple safety repairs and minor home maintenance for limited-income seniors and disabled adults who reside in Larimer County. Volunteers provide the labor; clients are responsible for the cost of materials.



**Be The Gift** [bethegift.com](http://bethegift.com) 970-545-GIFT (4438)  
Be the Gift's project managers and volunteers provide home repairs for single moms.



**Larimer County Water & Energy Program** [larimer.org/ewd/lccc/energy](http://larimer.org/ewd/lccc/energy)  
970-498-6660

Must be a utility customer of either Fort Collins Utilities or Loveland Water and Power. Homeowners and renters are eligible for this free service. Perform home efficiency assessments and provide energy conservation education, along with water-saving devices, smoke/carbon monoxide detectors, light bulbs and other items, based on residents' needs.



Photo courtesy of City of Fort Collins



**Single Family Housing Repair Loans & Grants** 720-544-2903, [rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-repair-loans-grants/co](https://rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-repair-loans-grants/co)  
For homeowners in qualifying rural areas. Loans and grants for low-income individuals who are looking to buy, repair or maintain their home. See site for qualifications.



**Adopt-A-Neighbor Program** City of Fort Collins Neighborhood Services, [fcgov.com/neighborhoodservices/adopt](https://fcgov.com/neighborhoodservices/adopt) 970-510-6638  
Pairs volunteers with those who need assistance with certain tasks.



Photo courtesy of City of Fort Collins

**Loveland Snow Squad** 970-962-2764 Volunteer snow removal within Loveland City limits for low income and disabled. Must apply in advance, preferably in September.



**Fall Clean-Up by Colorado State University Students**

[ocl.colostate.edu/volunteer/fall-clean-up/](https://ocl.colostate.edu/volunteer/fall-clean-up/)

Email: [fsl\\_csp@mail.colostate.edu](mailto:fsl_csp@mail.colostate.edu)



**Office on Aging Senior Chore Voucher Program**  
Larimer County

[larimer.co.networkofcare.org/aging/content.aspx?cid=1453](https://larimer.co.networkofcare.org/aging/content.aspx?cid=1453)



**A Little Help** [alittlehelp.org/NorthernColorado](https://alittlehelp.org/NorthernColorado)

Assists seniors with transportation, snow removal, caregiver respite, household and yard help, and social outreach. Fort Collins, Loveland and Berthoud - 970-412-9396

**Did you know?**

Regular water heaters are not approved for manufactured or mobile homes. Be sure to install a water heater that is approved.

## SMOKE DETECTORS

Some fire departments provide smoke detectors at no cost to qualifying homeowners or help replace detector batteries for those who can't do so themselves.



**Poudre Fire Authority:** [poudre-fire.org](https://poudre-fire.org) 970-416-2891



**Loveland Fire Rescue Authority:** [lfra.org/](https://lfra.org/) 970-962-2497



**Berthoud Fire Protection:** [berthoudfire.org/smoke-detectors/](https://berthoudfire.org/smoke-detectors/)  
970- 532-2264



## ADDITIONAL RESOURCES



**United Way of Larimer County – 211 Help Line**  
Dial 211 on your phone or visit [uwaylc.org/get-help](http://uwaylc.org/get-help)



United Way's 211 Call Center has information and referral specialists who assist the public and give answers regarding community services in times of peace and disaster.



**Neighbor to Neighbor - Community Resource Packet and housing search assistance.**  
[n2n.org/rental-options/housing-search-assistance](http://n2n.org/rental-options/housing-search-assistance)  
For questions or help with applying, please call 970-829-0296.



This page has an extensive listing of helpful resources available in Larimer County.



**Senior Access Points** [larimer.senioraccesspoints.colostate.edu](http://larimer.senioraccesspoints.colostate.edu)



Connects older adults, family members and caregivers with resources in Larimer County.



**Volunteers of America** [voacolorado.org/gethelp-northernco](http://voacolorado.org/gethelp-northernco) 970-472-9630

Multiple programs offering assistance, along with volunteer opportunities.



**Murphy Center for Hope** [homewardalliance.org/murphy-center](http://homewardalliance.org/murphy-center) 970-494-9940

Offer a huge range of services, including health, transportation, technology, clothing, substance abuse support, among other assistance.



**SERVE 6.8 (formerly Vineyard Church)** [serve68.org/resource-center](http://serve68.org/resource-center)

970--449-5404 1201 Riverside Ave., Fort Collins

Offer a wide variety of services including moving help and handyperson support.



**Elections & Voting Information – League of Women Voters**

[lww.org](http://lww.org)



Click on Elections and Find your elected officials.



**CO Coalition of Mobile Home Owners** [cocomho.org](http://cocomho.org)

Support, forums and resources for mobile home owners.



**University of Colorado MHP organizing guidebook**

[colorado.edu/law/mobile-home-park-organizing-guidebook](http://colorado.edu/law/mobile-home-park-organizing-guidebook)



**Rights for Residents Colorado** [rightsforresidentsco.com](http://rightsforresidentsco.com)

Mobile home park advocacy.



## NOTES



Photo courtesy of City of Fort Collins