

**Some suggested content – two sample letters**  
**Replace or remove italicized portions**

**Subject line:**  
**HB20-1196 and HB20-1201**

Dear Committee Members,

On February 19<sup>th</sup>, you will hear two important pieces of legislation that can have a big impact on manufactured home owners in land-lease communities in Colorado.

HB20-1196, the MHP Act Update bill, aims to:

- Define and protect against retaliation
- Ensure that evictions can't occur over minor rule violations
- Prevent arbitrary and costly rules from being imposed without consent
- Ensure transparency and equity in water billing
- Clarify park water and infrastructure responsibilities
- Protect rights to privacy

HB20-1201, the Opportunity to Purchase bill, aims to:

- Notify residents of landlord's intent to sell or change the use of a MH park
- Give residents 90 days to put together a purchase offer before the park can be sold
- Allow residents to partner with non-profit affordable housing organizations

*<Share your experiences about any of what is mentioned above. Then briefly say why you think you do, or do not, think these bills should be passed.>*

Respectfully,

*<Your name>*

**Longer letter—**

**Subject line:**  
**HB20-1196 and HB20-1201**

Dear Committee Members,

On February 19<sup>th</sup>, you will hear two important pieces of legislation that can have a positive impact on manufactured home owners in land-lease communities in Colorado. Both of these bills aim to address the findings and implement the recommendations of the 2018 Sunrise Review of Manufactured Housing Community Owners and Managers, prepared by the Colorado Department of Regulatory Agencies.

The review found “the public would benefit from modifications to and increased compliance with the Act” and “Clearly, harm is occurring in manufactured housing communities...The harm largely stems from the lack of enforcement of existing laws, bad actors exploiting a relatively loose regulatory structure, and the inevitable tension that arises when the house belongs to one person but the land beneath it belongs to someone else.”

Last year, HB19-1309 addressed enforcement. This year, HB20-1196 aims to address a number of the harms identified in the Sunrise Review. HB20-1201 provides opportunities for residents to purchase their own communities, addressing the “inevitable tension” noted above. Resident owned communities and non-profit owned communities can also help address the affordability crisis.

*<Tell your story here if relevant, and what you think your Legislators should do>*

Respectfully,

*<Your name>*