

Attachment 1 – Proposed Municipal Code Changes and Rationale

Proposed Municipal Code Change (changes to current Code highlighted)		Rationale for Proposed Code Change
1.	Propose as an amendment to the City of Fort Collins Municipal Code Sec. 18-1(a) to add “safe operation” of mobile home communities as an additional purpose for Chapter 18.	This addition more clearly indicates the expanded mobile home park oversight to include operational components like infrastructure assessments and property manager certification. Current Code states that the purpose of Chapter 18 is continued maintenance.
2.	Propose as an addition to definitions in the City of Fort Collins Municipal Code Sec. 18-2 that “ <i>Director</i> ” means “the Director of the Housing and Community Vitality Department .”	This addition references the newly formed Housing and Community Vitality Department in the Sustainability Services Area where the Mobile Home Park team from Neighborhood Services is now housed and its Director, who has oversight of the MHP Licensing Program.
3.	Propose as amendments to the City of Fort Collins Municipal Code Sec. 18-3 through 18-5, 18-10, and 18-12 to change references from the applicable “Chapter” to the applicable “Article”.	This amendment aligns the language and references with the new structure of Chapter 18 and its Articles.
4.	Propose as an amendment to the City of Fort Collins Municipal Code Sec. 18-4(b), removal of “ <i>Mobile Home Rental Unit Inspection</i> . No mobile home rental unit existing at the time of the effective date of this Chapter or thereafter shall be occupied without first having been inspected for conformance with the applicable standards specified in this Chapter and a certificate of inspection issued therefor by the Building Official. Every existing mobile home rental unit shall be inspected within sixty (60) days of the effective date of this Chapter,	This portion of Municipal Code conflicts with Sec. 5-296 for Rental Housing Complaint-Based Inspections, Rental Housing Program policies, Building Services complaint-based inspection policies, and City Council direction for the Rental Housing Program. Removal aligns the remainder of this Section with other elements

	<p>and every mobile home rental unit installed thereafter shall be so inspected within sixty (60) days after installation. Reinspection of mobile home rental units shall occur at least once every five (5) years; and upon such inspection, the Building Official shall issue a certificate of reinspection upon a finding of conformance with the applicable standards specified in this Chapter.”</p>	<p>of the Rental Housing program and policies.</p>
5.	<p>Propose highlighted language as an amendment to the City of Fort Collins Municipal Code Sec. 18-6(c)(6): “Trees in mobile home parks are the responsibility of mobile home park owners. Mobile home park owners must maintain trees in accordance with the requirements in Section 27-20 of this Code. No mobile home park owner may bill a resident for the cost of maintenance of trees in a mobile home park, including any costs of any City-completed forestry work.”</p>	<p>This change clarifies that MHP owners must meet the maintenance standards for trees and removal of hazardous trees and branches outlined in Sec. 27-20 to align standards in MHPs with those applied by the Forestry Department in other areas of the City.</p> <p>This proposed addition also prohibits property owners from passing related costs of compliance or abatement along to residents. This prevents residents from bearing the ancillary costs of infrastructure maintenance or repair that lot rent is intended to cover.</p>
6.	<p>Propose as an amendment to the City of Fort Collins Municipal Code the addition of Sec. 27-20(a):</p> <p>“Sec. 27-20 Trees in Mobile Home Parks</p> <p>A mobile home park owner, as defined in § 18-2, shall be responsible for ensuring that all trees or branches within the mobile home park that are broken, hanging, decayed or otherwise defective in any way and that present a danger to life or property are promptly removed.”</p>	<p>This addition clarifies that branches as well as trees that are broken, defective, hanging, or decayed are the responsibility of the MHP owner. It would require immediate mitigation of hazardous conditions.</p>
7.	<p>Propose as an amendment to the City of Fort Collins Municipal Code the addition of Sec. 27-56(c).</p> <p>Sec. 27-56 Right of entry.</p>	<p>This proposed addition allows right of entry into mobile home parks for the purpose of abating hazardous trees or</p>

	<p>"(c) Subject to the notice and hearing requirements of this Division, the City Forester or a contractor hired by the City Forester may go upon any mobile home park, as defined in § 18-2, in the City for the purpose of cutting, trimming, pruning or removing trees or branches that are broken, hanging, decayed or otherwise defective in any way and that present a danger to life or property."</p>	<p>branches.</p> <p>Costs for abatement of hazardous conditions may not be charged to MHP residents under Sec. 18-6(c)(6).</p>
8.	<p>Propose as amendments to the City of Fort Collins Municipal Code references to the new Sec. 27-20 regarding trees in mobile home parks in Sec. 27-59(a), Sec. 27-60, Sec. 27-61(a), and Sec. 27-62.</p> <p>"Sec. 27-59. Notice of violation; removal authority and procedure; lien on property.</p> <p>(a) The City Forester is authorized and directed to give notice to any owner who is in violation of any provision of this Article. In addition, officers as defined in § 19-63 are authorized and directed to give notice to any owner or occupant who is in violation of §§ 27-18, 27-19(a), 27-20, 27-57(a)(1-5) or 27-58. Such notice shall be personally served upon such person or, if not personally served, conspicuously posted upon the property and also deposited in the United States mail, addressed to the owner of record at the address on the assessment roll of the County Assessor or at such other, more recent address as may be available to the City. With respect to occupants, notice may be mailed to the address of the property so occupied."</p> <p>"Sec. 27-60. Time limit for compliance; appeals; hearings.</p> <p>Upon receipt of a notice given by the City Forester pursuant to § 27-18, 27-19, 27-20, 27-57 or 27-58, the property owner shall have the right to contest the order of the City Forester to the Referee by filing with the Referee a petition for review at the office of</p>	<p>These references align penalties, appeals process and timelines, and notice requirements with non-compliance with applicable forestry standards in other property types.</p>

	<p>Community Development and Neighborhood Services. A written request for a hearing before the Referee must be submitted within five (5) days from the date of service of the order. Pending a final determination by the Municipal Court Referee, the property owner need not complete the work required to be done by the City Forester, unless such work involves a violation of § 27-20 or Paragraph 27-57(a)(5). If the Referee sustains all or any part of the order of the City Forester, the Referee shall set the time within which the required work shall be completed, and the property owner must complete the required work within such time.”</p> <p>“Sec. 27-61. Noncompliance with notice; liability of property owners.</p> <p>(a) If a property owner fails to accomplish any work required under § 27-18, 27-19, 27-20, 27-57 or 27-58 within the time specified on a notice given by the City Forester, and the property owner has not contested the notice to the Referee as provided in § 27-60, the City Forester shall cause the work to be done pursuant to Subsection 27-59(b), and the property owner must reimburse the City all costs pursuant to Subsection 27-59(c).”</p> <p>“Sec. 27-62. Violations and penalties.</p> <p>Any person who violates § 27-18, 27-19(a), 27-20, Paragraphs 27-57(a)(1-5) or § 27-58 commits a civil infraction and is subject to the penalty provisions of Subsection 1-15(f).”</p>	
9.	<p>Propose addition to the City of Fort Collins Municipal Code as Sec. 18-6(c)(7): “Mobile home park owners must maintain access roads, internal streets, roadways and pathways in accordance with the requirements in § 18-11(d). No mobile home park owner may bill a resident for the cost of maintenance of access roads, internal streets, roadways and pathways in a mobile home park, including any costs of any City-completed work.”</p>	<p>This change outlines the maintenance standards for streets and clarifies that MHP owners are responsible for meeting those standards to protect life, health, and safety from hazardous street or pavement conditions.</p> <p>This proposed addition also prohibits property owners</p>

		from passing related costs of compliance or abatement along to residents. This prevents residents from bearing the ancillary costs of infrastructure maintenance or repair that lot rent is intended to cover.
10.	<p>Propose as amendments to the City of Fort Collins Municipal Code, the highlighted language for Sec. 18-11(d) Miscellaneous park requirements:</p> <p>“(d) <i>Park Street System.</i> Access roads, internal streets, roadways and pathways in mobile home parks constructed after the effective date of this Chapter shall be designed and constructed in accordance established City standards and shall be approved by the City Engineer and City Traffic Engineer prior to construction. Parks access roads, internal streets, roadways and pathways maintained in a safe and functional condition as determined by said City officials or their authorized representatives. To accomplish this:</p> <p class="list-item-l1">(1) The City Engineer may inspect all access roads, internal streets, roadways, and pathways within mobile home parks in the City at any reasonable time.</p> <p class="list-item-l1">(2) Whenever the City Engineer deems it necessary in order to provide safe ingress and egress and access to facilities within the mobile home park, the City Engineer may order the mobile home park owner to repair, reconstruct or replace any portion of an access road, internal street, roadway or pathway within a mobile home park. Such order must describe the work required. A copy of such order of repairs will be sent to the mobile home park owner by certified mail, return receipt requested, and will be deemed served upon such owner upon deposit in the United States Mail, postage prepaid, addressed to the mobile home park owner.</p>	<p>These changes allow right of entry into mobile home parks for the purpose of inspecting street and pavement condition. These additions also allow order to mitigate and/or City abatement of hazardous conditions.</p> <p>Costs for abatement of hazardous conditions may not be charged to MHP residents under Sec. 18-6(c)(7).</p>

	<p>(3) An order of the City Engineer issued pursuant to subsection (d)(2) of this Section may provide that if the repairs or reconstruction required are not completed within a specified period after mailing of the order to the mobile home park owner, the City will proceed to do the required work. In the event of provision of such services by the City, the City may assess the reasonable costs of providing such services against the mobile home park owner.</p> <p>(4) Upon receipt of an order given by the City Engineer pursuant to subsection (d)(2) of this Section the mobile home park owner may contest the order to a Municipal Court Referee by filing with the Referee a petition for review at the Housing and Community Vitality Department. A written request for a hearing before the Referee must be submitted within five (5) days from the date of service of the order. Pending a final determination by the Municipal Court Referee, the mobile home park owner need not complete the work required to be done by the City Engineer. If the Referee sustains all or any part of the order of the City Engineer, the Referee will set the time within which the required work shall be completed, and the mobile home park owner must complete the required work within such time.</p>	
11.	<p>Propose as an amendment to the City of Fort Collins Municipal Code Sec. 18-7(a), addition of the highlighted language: “<i>Park Utilities</i>. Every mobile home park shall be provided with water, sewer, electric and, where available, gas utilities. Such utilities shall be designed and installed with appropriate distribution systems supplying each mobile home lot in accordance with the plumbing, mechanical and electrical codes as adopted by the City. Mobile home park owners shall maintain these distribution systems in good working condition, free of leaks, breaks or</p>	<p>This change outlines the maintenance standards for MHP water infrastructure and clarifies that MHP owners are responsible for meeting those standards.</p>

	<p>malfunctions. All mobile home sewer connections shall be watertight, and all cross-connections in the potable water distribution system supplying all mobile homes shall be eliminated. Every mobile home frame shall be electrically grounded by means of an approved metallic water pipe ground or approved ground rod. Every mobile home shall be supplied with electricity by a service outlet rated at one hundred twenty/two hundred forty (120/240) volts alternating current (AC) and not less than fifty (50) amperes. Such service outlets shall be located not more than twenty-five (25) feet from the mobile home.”</p>	
12.	<p>Propose as an amendment to the City of Fort Collins Municipal Code Sec. 18-7(c): <i>“Transparency in water use, billing, and leak mitigation efforts.</i></p> <p>Every mobile home park shall provide the Director and any authorized specially commissioned officer with, or authorize such Director or Officer to obtain from the water provider for the mobile home park, any notice, correspondence or invoice that documents the total volume of water consumed by the mobile home park during the previous billing period, the cost billed by the water provider to the mobile home park during the previous billing period and any notice of potential leak in the water supply within the mobile home park.</p> <p>Propose as amendments to the City of Fort Collins Municipal Code Sec. 18-7(c)(1) through 18-7(c)(5) that “the Director” is authorized to receive certain water utility billing disclosures along with the specially commissioned officer.</p>	<p>These changes grant authority for the Housing and Community Vitality Department Director (where the MHP Programs are housed) to also receive certain information about water billing and usage for mobile home parks, aligning with the “red flag” customer data protection policies. These changes also assist with administrative compliance activities and capacity.</p>
13.	<p>Propose as an addition to the City of Fort Collins Municipal Code Sec. 18-7(d): Water Service Interruptions.</p> <p>(1) In the event that water service is interrupted for twelve (12) or more consecutive hours, the mobile home park owner must promptly</p>	<p>This change adds requirements that MHP owners provide potable water and sanitary services (access to toilets and handwashing) for water outages of more</p>

	<p>(2) provide ample potable water and sanitary services to the mobile home park residents.</p> <p>(2) If the mobile home park owner fails to provide such water or sanitary services as required by this subsection, City employees or contractors may enter unoccupied areas of the mobile home park and provide such services to mobile home park residents. In the event of provision of such services by the City, the City may assess the reasonable costs of providing such services against the mobile home park owner.</p> <p>(3) Upon receipt of such an assessment, the mobile home park owner may contest the assessment to a Municipal Court Referee by filing with the Referee a petition for review at the City's Housing and Community Vitality Department. A written request for a hearing before the Referee must be submitted within five (5) days from the date of service of the assessment. The Referee will determine whether any of the assessed costs are reasonable and the mobile home park owner must pay any costs sustained by the Referee within ten (10) days of service of the Referee's determination.</p> <p>(4) No mobile home park owner may bill a resident for the cost of maintenance of substitute water or sanitary services in the event of a water service interruption.</p>	<p>than 12 hours aligns with the Colorado Mobile Home Park Oversight Act requiring the same. Duplicating the requirement in Municipal Code highlights the ability of the City to enforce this requirement. The State's Mobile Home Park Oversight Program does not have authority to provide potable water or sanitary services in the event the property owner is non-compliant. They can penalize for non-compliance through fines, but cannot abate or otherwise address the issue. This proposed Code change would allow the City to abate the condition, provide the services, and charge costs for abatement back to the property owner.</p> <p>This proposed addition also prohibits property owners from passing related costs of compliance or abatement along to residents. This prevents residents from bearing the ancillary costs of infrastructure maintenance or repair that lot rent is intended to cover.</p>
14.	<p>Propose as an addition to the City of Fort Collins Municipal Code Sec. 18-7(e):</p> <p><i>"Water Providers. A mobile home park owner must allow a duly-created water district or other authorized water provider to access unoccupied areas of a mobile home park in its service area during reasonable hours to inspect water pipes within the mobile home park. The mobile home park owner must allow the water district or other authorized water</i></p>	<p>This change allows the water district (water utility/water provider to the MHP), at their discretion, to inspect private water infrastructure in mobile home parks; order repairs for leaks, breaks, or malfunctions; and abate leaks, breaks, or malfunctions in MHP water infrastructure.</p>

	<p>provider to conduct repairs on the water pipes in the mobile home park as necessary to keep the water system in good repair. The City water utility may order and conduct repairs in accordance with § 26-166 in its service area.”</p>	Sec. 26-166(e) allows the City to recover costs of the service from the MHP owner and prohibits property owners from passing related costs of compliance or abatement along to residents.
15.	<p>Propose as an addition to the City of Fort Collins Municipal Code Sec. 18-13: <i>“Certification and collection of amounts owed to the City.”</i></p> <p>For any amount owed to the City under this Chapter, in addition to any other collection method authorized by law, the City may certify the amount to the County Treasurer and have the County Treasurer collect the amount in the same manner that general property taxes against the property are collected.”</p>	This addition would allow collection of amounts owed to the City under Section 18 for mobile home parks through a variety of available processes.
16.	<p>Propose as an amendment to the City of Fort Collins Municipal Code Sec. 18, the addition of Article 3 for Mobile Home Park Licensing and Sec. 18-20 through 18-31 describing its requirements and administration in the highlighted language below:</p> <p>“18-20. Purpose. The City establishes a mobile home park licensing program to ensure the health and safety of mobile home park residents, to promote safe and stable housing for residents and to improve the City's overall livability.”</p> <p>“18-21. Administration; Rules and Regulations. The Director, or their designee, will administer the provisions of this Article. The City Manager may promulgate such reasonable and necessary rules and regulations that are consistent with the purposes of this Article to efficiently and effectively administer and implement this Article.”</p>	These additions outline the underlying purpose of the MHP Licensing Program and its administration.
	“18-22. License required. Commencing January 1, 2027, it is unlawful for any mobile home park owner to operate a mobile home	These additions require a license for mobile home parks to operate, require annual

	<p>park for remuneration with five or more mobile home lots without first having obtained a mobile home park license from the Director. Such license must be kept current at all times and comply with the requirements pursuant to this Article.”</p> <p>“18-23. Application for mobile home park license; licensing fee.</p> <ul style="list-style-type: none"> a. Any mobile home park owner seeking to obtain a mobile home park license pursuant to this Article, or renew an existing license, must file a complete application and pay all applicable fees. (b) To be eligible to receive a mobile home park license, the mobile home park owner must ensure that the mobile home park complies with all applicable federal, state, and local laws, including all applicable requirements of this Chapter. (c) The Director may require any information and documentation the Director deems necessary to determine whether an initial or renewal application meets the requirements of this Article. (d) The Director may approve or deny a mobile home park license based on whether the applicant and the premises proposed to be licensed or renewed satisfy all the requirements of this Article. (e) At the time of an initial or renewal application for a mobile home park license, each applicant shall pay a licensing fee on a per-mobile-home-lot basis in an amount to be determined by the City Manager in accordance with Chapter 7.5 of this Code, provided the amount does not exceed fifty dollars (\$50) per mobile home lot. The City charges this fee to defray the City's costs of administering this Article.”
	<p>“18-24. Application Information.</p> <p>To apply for a mobile home park license, the mobile home park owner must provide the Director the following data on forms provided by the Department of Housing and Community</p>

	<p>Vitality:</p> <p>(1) Contact information of mobile home park manager that is required by Section 18-6(a);</p> <p>(2) Water infrastructure assessment methodology and report;</p> <p>(3) Water infrastructure maintenance schedule;</p> <p>(4) Previous year's water outage frequency and duration;</p> <p>(5) Previous year's boil water notice frequency and duration;</p> <p>(6) Water billing methodology;</p> <p>(7) Water submeter maintenance schedule, if applicable;</p> <p>(8) Tree hazard and tree canopy assessment methodology and report;</p> <p>(9) Hazardous tree mitigation schedule;</p> <p>(10) Tree canopy maintenance schedule;</p> <p>(11) Average lot rent of all units in the mobile home park for the preceding five years;</p> <p>(12) Amount and frequency of rent increases, for the preceding five years;</p> <p>(13) Line-item description of rent increases for the upcoming year;</p> <p>(14) Road hazard assessment methodology and report;</p> <p>(15) Road and pavement maintenance schedule;</p> <p>(16) Current speed limits and locations within the mobile home park;</p> <p>(17) Speed limit enforcement standards; and</p> <p>(18) Current mobile home park community rules.</p> <p>(19) Compliance plan to meet the requirements of C.R.S. Section 29-27-502.”</p>	<p>annually. Information submitted will be publicly available on a data dashboard to increase transparency of property conditions, upkeep, and repairs for residents and to give the City baseline information to track improvement and voluntary compliance. Data will also assist with consistent maintenance and operational standards across all MHPs, aid residents with self-advocacy, and remove barriers to investigation of complaints for the City and Colorado MHPOP.</p> <p>Contact information for the property manager is already required to be submitted to MHPOP, posted on the property in English and Spanish, and made available to residents upon request. Water billing methodology is also currently required to be submitted to MHPOP and disclosed to residents. Water quality information, outage notifications, and boil notices are required to be disclosed to Colorado Department of Public Health and Environment by the MHPs certified water operator and property owner.</p>
	<p>“18-25. Mobile Home Park Manager Training and Certification Fee.</p> <p>(a) A mobile home park manager must complete manager certification training, as required by rule of the City Manager.</p> <p>(b) A mobile home park owner must pay an</p>	<p>This addition requires all MHP managers to complete minimum training requirements and pay annual certification fees. It prohibits MHP owners from passing</p>

	<p>annual certification fee for each mobile home park manager, in an amount to be determined by the City Manager in accordance with Chapter 7.5 of this Code, provided the amount does not exceed one thousand dollars (\$1,000) per year per mobile home park manager. The City charges this fee to defray the City's costs of administering this Article.</p> <p>(c) A mobile home park owner may not bill a resident for the costs of mobile home park manager certification."</p>	<p>costs for manager certification along to residents. In Colorado, most property managers are required to have Real Estate Broker license, which requires educational training, passing score on an exam, and continuing education annually. MHP managers and onsite/live-in property managers are the only exceptions. Because of the divided asset nature of MHPs, unique regulatory oversight, and recent changes to state and local law, MHP managers need training specific to this property type. Most mobile home parks in Fort Collins are not locally-owned. Without this requirement, property owners are solely responsible for training their managers, but do not have Colorado- or Fort Collins-specific educational resources.</p> <p>MHPs in Fort Collins have frequent manager turnover, which disrupts the relationships and communication among managers, residents, and the City. By requiring manager certification, this Code amendment aims to improve manager retention, provide professional development and networking opportunities, and allow managers more earning potential.</p>
	<p>"18-26. Issuance of mobile home park</p>	

<p>license.</p> <p>(a) Upon the applicant's compliance with the requirements of this Article, the Director shall license the mobile home park owner for the mobile home park.</p> <p>(b) A mobile home park license shall terminate upon transfer of ownership of the licensed mobile home park.</p> <p>"18-27. Term of license and renewal.</p> <p>(a) A mobile home park license issued pursuant to this Article is valid for one (1) calendar year. Licenses must be renewed annually.</p> <p>(b) Annual mobile home park licenses expire on December 31st of each year. A mobile home park owner must apply for mobile home park license renewal no later than November 15th of each year.</p> <p>(c) In determining whether to renew a mobile home park license, the Director may consider the licensee's compliance history under the provisions of this Chapter. In the Director's discretion, the Director may impose conditions upon a mobile home park license at the time of renewal to address non-compliance with the terms of the license, the provisions of this Article, or any other applicable provision of federal, state, or local law. Failure to comply with such conditions may result in suspension, revocation, or non-renewal of the mobile home park license."</p> <p>"18-28. Grounds for Suspension or Revocation.</p> <p>(a) The Director may suspend or revoke a mobile home park license issued under this Article if the Director determines that a licensed mobile home park owner has violated a requirement of this Article, subject to the notice and hearing process provided in this Section.</p> <p>(b) Whenever the Director determines that there are reasonable grounds to believe</p>	<p>support administration and logistics of MHP license issuance and renewal and allow the City to issue a license to MHPs in compliance; outline the terms of renewal, suspension, and revocation for a MHP license; and detail appeals, recordkeeping, and penalty information.</p>
--	--

	<p>that a mobile home park license holder has violated any provision of this Article or the regulations issued hereunder, the Director shall give notice of such alleged violation in the following form:</p> <p>(1) Such notice shall be in writing;</p> <p>(2) Such notice shall include a statement of the reasons for its issuance;</p> <p>(3) Such notice shall allow a reasonable time for the performance of any act it requires;</p> <p>(4) Such notice shall be served upon the mobile home park owner; and</p> <p>(5) Such notice shall contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Article and the regulations issued hereunder.</p> <p>(c) Any mobile home park owner in receipt of such notice may request and shall be granted a hearing on the matter before the Director, provided that such person shall file with the Director a written petition requesting such hearing and setting forth a brief statement of the grounds therefor within ten (10) days after the day the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension until issuance of an order by the Director. Upon receipt of such petition, the Director shall schedule a hearing of the matter. At such hearing the mobile home park owner shall be given an opportunity to be heard and to show cause why such notice should be modified or withdrawn.</p> <p>(d) After such hearing the Director shall make written findings as to whether a violation has occurred and whether such mobile home park license should be suspended or revoked."</p> <p>"18-29. Appeal. An owner may appeal any decision whether to grant, renew, suspend, or revoke an application or license under this</p>	
--	--	--

	<p>Article to the City Manager in accordance with Chapter 2, Article VI of this Code."</p> <p>"18-30. Recordkeeping. Each mobile home park owner shall maintain complete and accurate records relating to the operation of the mobile home park, including any books, accounts, contracts for services, invoices, records of rental payments, and records of maintenance work. Such records shall be kept for not less than three years. A mobile home park owner shall allow the Director to inspect any of the records referenced in this Section when provided with seven (7) days advance written notice."</p> <p>"18-31. Violations and penalties. Any person who violates any provision of this Article, whether by acting in a manner declared to be unlawful or by failing to act as required, commits a civil infraction and shall be subject to the penalty provisions of Subsection 1-15(f) of this Code."</p>	
17.	<p>Propose as an amendment to City of Fort Collins Municipal Code the addition of Sec. 26-166(d) and (e): "Sec. 26-166. Waste of water prohibited.</p> <p>(d) If the Utilities Executive Director determines that is a break, leak or malfunction of any water service line or related fixture or equipment in a mobile home park, as defined in § 18-2, any designee of the Utilities Executive Director or any contractor hired by the City is hereby authorized to go upon any unoccupied private property within the mobile park for the purpose of inspecting water service lines and related fixtures and equipment.</p> <p>(e) If the Utilities Executive Director issues an order to a mobile home park owner, as defined in § 18-2, to repair a break, leak or malfunction pursuant to subsection (c) of this section, and the repair is not completed in the time required by such order the Utilities Executive Director may cause the</p>	<p>This change authorizes Fort Collins Utilities, at their discretion, to inspect private water infrastructure in mobile home parks; authorizes Utilities to order repairs for leaks, breaks, or malfunctions; and to abate leaks, breaks, or malfunctions in MHP water infrastructure and recover costs of the service from the MHP owner. The proposed additions also outline penalties for non-compliance.</p> <p>This proposed addition also prohibits property owners from passing related costs of compliance or abatement along to residents. This prevents residents from</p>

	<p>repair to be performed. In the event of provision of such services by the City, the City may assess the reasonable costs of providing such services against the mobile home park owner. In addition to such other methods of collection are in use by Utilities, the Utilities Executive Director may certify any assessment under this subsection (e) to the County Treasurer for collection in the same manner that general property taxes against the property are collected. No mobile home park owner may require a mobile home park resident to bear the expense of such repair or assessment."</p>	bearing the ancillary costs of infrastructure maintenance or repair that lot rent is intended to cover.
--	--	---