

HOUSE COMMITTEE OF REFERENCE AMENDMENT
Committee on Transportation, Housing & Local Government.

HB23-1257 be amended as follows:

1 Amend printed bill, page 3, strike lines 20 through 22.

2 Page 4, strike lines 1 through 12.

3 Renumber succeeding subsections accordingly.

4 Page 4, line 16, after "INCLUDES" insert "DRINKING".

5 Page 4, strike line 17 and substitute "THE DISTRIBUTION SYSTEM.".

6 Page 5, strike lines 18 through 20 and substitute:

7 " (a) THE FINISHED WATER FAILS TO COMPLY WITH THE PRIM

8 DRINKING WATER QUALITY STANDARDS ESTABLISHED BY RULE UN

9 SECTIONS 25-8-202 AND 25-8-204, OR WITH ANY MAXIMUM CONTAMIN

10 LEVEL ESTABLISHED BY THE UNITED STATES".

11 Page 7, line 2, strike "CRITERIA:" and substitute "CRITERIA, NOT LISTED

12 ORDER OF IMPORTANCE:".

13 Page 7, line 8, strike "A" and substitute "THE MOST RECENT VERSION

14 ITS".

15 Page 7, line 13, strike "AND".

16 Page 7, line 15, strike "SUPPLY." and substitute "SUPPLY; AND

17 (F) PARKS THE DIVISION DETERMINES SHOULD BE PRIORITIZE

18 Page 7, strike lines 19 through 27.

19 Page 8, strike line 1 and substitute:

20 " (2) **Testing parameters.** (a) IN DEVELOPING THE TEST

21 PROGRAM, THE DIVISION SHALL INTERVIEW RESIDENTS OF PARKS

22 UNDERSTAND RESIDENT EXPERIENCES, INCLUDING DAMAGE

23 APPLIANCES, HEALTH EFFECTS, AND ECONOMIC EFFECTS, AND SH

24 ASSESS POSSIBLE CAUSES OF CONCERN ABOUT THE QUALITY OF FINIS

25 WATER, INCLUDING CONCERN ABOUT FINISHED WATER THAT HAS

26 ABNORMAL COLOR, ODOR, OR TASTE. THE DIVISION SHALL CONDUCT

27 INTERVIEWS IN ENGLISH, SPANISH, OR ANY OTHER LANGUAGE REQUESTED

28 BY A RESIDENT OR THAT THE DIVISION DETERMINES IS NECESSARY

1 CONDUCT THE INTERVIEW.

2 (b) IN DEVELOPING THE TESTING PROGRAM, THE DIVISION SHALL
3 DETERMINE AND APPROVE A SPECIFIC SAMPLING AND TESTING PLAN FOR
4 EACH PARK REQUIRING ANY WATER QUALITY TESTING THAT THE
5 DIVISION".

6 Page 8, strike lines 3 through 8 and substitute "QUALITY AND TO ASSES
7 PARK RESIDENT CONCERNS IDENTIFIED IN THE INTERVIEWS DESCRIBED IN
8 SUBSECTION (2)(a) OF THIS SECTION. THE TESTING MAY INCLUDE:

9 (I) TESTING TO DETERMINE IF THE WATER COMPLIES WITH THE
10 PRIMARY AND SECONDARY DRINKING WATER STANDARDS ESTABLISHED BY
11 RULE UNDER SECTIONS 25-8-202 AND 25-8-204 AND WITH THE MAXIMUM
12 CONTAMINANT LEVELS OR SECONDARY MAXIMUM CONTAMINANT LEVELS
13 ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION
14 AGENCY;

15 (II) TESTING TO EVALUATE HARDNESS, IRON, CALCIUM, AND TOTAL
16 DISSOLVED SOLIDS; AND

17 (III) TESTING FOR CHEMICALS WITH HEALTH ADVISORY LEVELS IF
18 THE DIVISION BELIEVES THE CHEMICALS MAY BE PRESENT IN THE FINISHED
19 WATER.".

20 Page 8, line 9, strike "(II) Is" and substitute "(c) EACH APPROVED
21 SAMPLING AND TESTING PLAN IS".

22 Reletter succeeding paragraphs accordingly.

23 Page 8, line 12, strike "PRESENT" and substitute "NEAR OR IN EXCESS OF
24 THE STANDARD".

25 Page 8, strike lines 21 through 25 and substitute:

26 (II) AVOID TESTING WITHIN A MOBILE HOME WITHOUT THE
27 OWNER'S OR RENTER'S CONSENT AND EVALUATE POSSIBLE ALTERNATE
28 TESTING LOCATIONS, INCLUDING PEDESTALS AND SERVICE LINES.".

29 Page 9, after line 12 insert:

30 (D) THE DIVISION OF HOUSING IN THE DEPARTMENT OF LOCAL
31 AFFAIRS;".

32 Reletter succeeding sub-subparagraphs accordingly.

33 Page 10, line 3, after "RESULTS" insert "WITHIN FORTY-EIGHT HOURS".

1 Page 10, lines 26 and 27, strike "ENFORCEMENT PURSUANT TO ARTICLE 1
2 OF TITLE 6." and substitute "SECTION 38-12-1104 AND PART 2 OF ARTICLE
3 12 OF TITLE 38.".

4 Page 11, line 3, strike "DIVISION:" and substitute "DIVISION SHALL:".

5 Page 11, line 4, strike "MAY PERFORM OR REQUIRE ADDITIONAL TESTING"
6 and substitute "PERFORM OR REQUIRE ADDITIONAL TESTING, IF
7 NECESSARY,".

8 Page 11, line 6, strike "TESTING AND" and substitute "TESTING,".

9 Page 11, line 7, strike "SUPPLY;" and substitute "SUPPLY OUTSIDE THE
10 MOBILE HOME, AND TESTING OF FLOW RATES AND WATER PRESSURE;".

11 Page 11, line 8, strike "SHALL NOTIFY" and substitute "NOTIFY".

12 Page 11, line 10, strike "SHALL TIMELY" and substitute "TIMELY".

13 Page 11, line 16, strike "SHALL, WHEN" and substitute "WHEN".

14 Page 11, line 24, strike "NINETY" and substitute "ONE HUNDRED TWENTY".

15 Page 11, line 27, strike "NOTICE;" and substitute "NOTICE AND MUST
16 INCLUDE DEADLINES, WITH STATUS UPDATE REQUIREMENTS, TO ADDRESS
17 THE WATER QUALITY ISSUE;".

18 Page 12, lines 3 and 4, strike "AN ALTERNATE SOURCE OF" and substitute
19 "A REASONABLE AND SUFFICIENT AMOUNT OF ACCESSIBLE".

20 Page 12, line 6, strike "MAY" and substitute "SHALL".

21 Page 12, lines 15 and 16, strike "MUST BE DESIGNED TO HELP ACHIEVE
22 ENVIRONMENTAL JUSTICE AND".

23 Page 12, line 18, strike "DIVISION:" and substitute "DIVISION SHALL:".

24 Page 12, line 19, strike "SHALL CONDUCT" and substitute "CONDUCT", and
25 strike "PARKS" and substitute "PARK RESIDENTS".

26 Page 12, line 23, strike "SHALL COORDINATE" and substitute
27 "COORDINATE".

- 1 Page 12, line 26, strike "SHALL ENSURE" and substitute "ENSURE".
- 2 Page 13, line 3, strike "MAY CONSULT" and substitute "CONSULT".
- 3 Page 13, line 5, after "HIGHER EDUCATION," insert "THE WATER PROVIDER,".
- 4
- 5 Page 13, line 7, strike "SHALL CONSIDER" and substitute "CONSIDER".
- 6 Page 13, line 9, strike "SHALL ASSESS" and substitute "ASSESS".
- 7 Page 13, line 15, strike "SHALL COLLECT" and substitute "COLLECT".
- 8 Page 13, line 20, strike "TESTED" and substitute "TESTED, THE TESTING LOCATIONS,".
- 9
- 10 Page 14, line 2, strike "AND".
- 11 Page 14, strike line 4 and substitute "PLAN; AND
- 12 (f) INCLUDE A WRITTEN DESCRIPTION OF HOW PARK RESIDENT FEEDBACK WAS AND WAS NOT INCORPORATED.".
- 13
- 14 Page 14, line 12, strike "OWNERS" and substitute "OWNERS, NONPROFIT ENTITIES,".
- 15
- 16 Page 14, line 16, before "PARK." insert "PARK OR IMPROVE WATER QUALITY IN A".
- 17
- 18 Page 15, line 3, strike "OWNER" and substitute "OWNER, NONPROFIT ENTITY,".
- 19
- 20 Page 15, line 8, after "OWNER," insert "NONPROFIT ENTITY,".
- 21 Page 15, line 14, after "REMEDIATION" insert "OR IMPROVEMENT".
- 22 Page 15, line 22, strike "ISSUE." and substitute "ISSUE OR IMPROVE WATER QUALITY.".
- 23
- 24 Page 15, lines 26 and 27, strike "THE DIVISION SHALL DISTRIBUTE GRANT MONEY WITHIN ONE HUNDRED TWENTY DAYS".
- 25
- 26 Page 16, strike line 1.

1 Page 16, line 11, strike "6-1-112 (3)" and substitute "25-8-1007 (3)".

2 Page 16, line 17, strike "MAY" and substitute "SHALL, AS NECESSARY TO
3 ADDRESS A PARK'S WATER QUALITY ISSUES OR IMPROVE A PARK'S WATER
4 QUALITY,".

5 Page 16, line 22, strike "MAY" and substitute "SHALL, AS NECESSARY TO
6 ADDRESS A PARK'S WATER QUALITY ISSUES OR IMPROVE A PARK'S WATER
7 QUALITY,".

8 Page 16, line 23, strike "10." and substitute "10 IN ACCORDANCE WITH
9 SECTION 25-8-605.

10 Page 16, strike lines 24 through 27 and substitute:

11 "(3) (a) IF THE PARK OWNER FAILS TO COMPLY WITH A CEASE AND
12 DESIST ORDER, CREATE A REMEDIATION PLAN, IMPLEMENT A REMEDIATION
13 PLAN, OR RESPOND TO THE DIVISION IN CONNECTION WITH A REMEDIATION
14 PLAN, THE DIVISION MAY IMPOSE A CIVIL PENALTY OF UP TO TEN
15 THOUSAND DOLLARS PLUS AN ADDITIONAL FIVE THOUSAND DOLLARS FOR
16 EACH FULL CALENDAR MONTH AFTER THE FIRST CALENDAR MONTH FOR
17 WHICH THE VIOLATION CONTINUES. THE DIVISION MUST IMPOSE A CIVIL
18 PENALTY IN ACCORDANCE WITH ARTICLE 4 OF TITLE 24.

19 (b) THE DIVISION SHALL TRANSFER A CIVIL PENALTY COLLECTED
20 PURSUANT TO THIS SUBSECTION (3) TO THE STATE TREASURER, WHO SHALL
21 CREDIT THE CIVIL PENALTY TO THE FUND.".

22 Page 17, strike lines 1 through 5.

23 Page 17, strike lines 11 through 14.

24 Renumber succeeding subsection accordingly.

25 Page 18, strike line 6 and substitute "SECTION 38-12-1106.".

26 Page 18, strike lines 7 through 27.

27 Strike page 19.

28 Page 20, strike lines 1 through 10.

29 Renumber succeeding sections accordingly.

1 Page 20, line 22, strike "REPRESENT" and substitute "ADVOCATE FOR AND
2 LIAISE WITH".

3 Page 21, after line 7 insert:

4 **"SECTION 5.** In Colorado Revised Statutes, 38-12-204, **amend**
5 (4) introductory portion, (4)(b), and (4)(c); and **add** (4)(d) as follows:

6 **38-12-204. Nonpayment of rent - notice required for rent**
7 **increase - limitation on rent increases.** (4) A landlord shall not increase
8 rent on a RESIDENT OF A mobile home park lot if the park:

9 (b) Has any unpaid penalties owed to the division of housing; **or**
10 (c) Has not fully complied with any final agency order issued by
11 the division of housing; **OR**

12 (d) HAS NOT FULLY COMPLIED WITH SECTION 25-8-1003 (2).

13 **SECTION 6.** In Colorado Revised Statutes, 38-12-212.3, **amend**
14 (2)(b)(III) and (2)(b)(IV); and **add** (2)(b)(V) as follows:

15 **38-12-212.3. Responsibilities of landlord - acts prohibited.**

16 (2) In addition to the responsibilities described in subsection (1)(a) of
17 this section, a landlord is responsible for:

18 (b) The premises, including:

19 (III) Maintaining lot grades, regrading lots as necessary to prevent
20 the accumulation of stagnant water and the detrimental effects of moving
21 water, and taking reasonably necessary steps to maintain the integrity of
22 the foundation of each mobile home's utility pedestal or pad space in
23 order to prevent structural damage to the mobile home, except in
24 circumstances where the need for such maintenance is caused by a
25 resident's actions; **and**

26 (IV) Maintaining trees on the premises in a manner that protects
27 the safety of residents of the park and their property, including the
28 preservation of healthy, mature trees that home owners reasonably
29 expected to remain on the premises when they signed their rental
30 agreements, so long as such preservation does not pose a safety risk to
31 any person, property, or infrastructure; **AND**

32 (V) COMPLYING WITH THE PROVISIONS OF PART 10 OF ARTICLE 8
33 OF TITLE 25".

34 Renumber succeeding sections accordingly.

35 Page 21, after line 14 insert:

36 **"SECTION 8.** In Colorado Revised Statutes, 38-12-502, **add**
37 (6.5) as follows:

38 **38-12-502. Definitions.** As used in this part 5 and part 8 of this

1 article 12, unless the context otherwise requires:

2 (6.5) "ORGANIZING INCLUDES:

3 (a) FACILITATING OR ATTENDING A MEETING FOR PURPOSES OF
4 FORMING A TENANTS' ORGANIZATION OR FILING A COMPLAINT, EVEN IF THE
5 ORGANIZATION IS NOT YET FORMED OR THE COMPLAINT HAS NOT YET BEEN
6 FILED WHEN THE RETALIATION OCCURS OR

7 (b) DISTRIBUTION OF FLYERS OR OTHER PROMOTIONAL OR
8 EDUCATIONAL MATERIALS RELATED TO EFFORTS TO ORGANIZE TENANTS.".

9 Renumber succeeding sections accordingly.

10 Page 21, line 16, strike "(1)" and substitute "(1); and **add (5)**".

11 Page 21, strike lines 18 and 19 and substitute "retaliate against a tenant
12 by increasing rent, ~~or~~ by decreasing services, ~~or~~ by bringing or
13 threatening to bring an action for possession, OR BY BRINGING ANY OTHER
14 ADVERSE ACTION in response to".

15 Page 22, after line 2 insert:

16 "(5) A RETALIATORY ACTION DESCRIBED IN SUBSECTION (1) OF
17 THIS SECTION IS REBUTTABLELY PRESUMED TO BE RETALIATION IN VIOLATION
18 OF THIS SECTION IF DONE WITHIN ONE HUNDRED TWENTY DAYS AFTER THE
19 TENANT DOES AN ACTION DESCRIBED IN SUBSECTION (1)(a) TO (1)(c) OF
20 THIS SECTION.".

21 Page 22, line 18, strike "SOURCE AND THE WATER" and substitute
22 "SOURCE".

23 Page 22, strike lines 19 and 20.

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