

IMPORTANT NOTICE TO THE HOMEOWNER- §38-12-204.3

This notice and the accompanying notice to quit/notice of nonpayment of rent are the first steps in the eviction process. Any dispute you may have regarding the grounds for eviction should be addressed with your landlord or the management of the mobile home park or in the courts if an eviction action is filed. Please be advised that the "Mobile Home Park Act", part 2 of article 12 of title 38, Colorado Revised Statutes, may provide you with legal protection:

NOTICE TO QUIT: The landlord or management of a mobile home park must serve to a homeowner a notice to quit in order to terminate a homeowner's tenancy. The notice must be in writing and must contain certain information, including:

- The grounds for the termination of the tenancy;
- Whether or not the homeowner has a right to cure under the "Mobile Home Park Act"; and
- That the homeowner has the option of mediation pursuant to section 38-12-216, Colorado Revised Statutes, of the "Mobile Home Park Act".

NOTICE OF NONPAYMENT OF RENT: The landlord or management of a mobile home park must serve to a homeowner a notice of nonpayment of rent in order to terminate a homeowner's tenancy. The notice must be in writing and must require that the home owner either make payment of rent and any applicable fees due and owing or remove the owner's unit from the premises, within a period of not less than ten days after the date the notice is served or posted, for failure to pay rent when due.

CURE PERIODS: If the homeowner has a right to cure under the "Mobile Home Park Act", the landlord or management of a mobile home park cannot terminate a homeowner's tenancy without first providing the homeowner with a time period to cure the noncompliance. "Cure" refers to a homeowner remedying, fixing, or otherwise correcting the situation or problem that caused the tenancy to be terminated pursuant to sections 38-12-202, 38-12-203, or 38-12-204, Colorado Revised Statutes.

COMMENCEMENT OF LEGAL ACTION TO TERMINATE THE TENANCY: After the last day of the notice period, a legal action may be commenced to take possession of the space leased by the homeowner. In order to evict a homeowner, the landlord or management of the mobile home park must prove:

- The landlord or management complied with the notice requirements of the "Mobile Home Park Act";
- The landlord or management provided the homeowner with a statement of reasons for termination of the tenancy; and
- The reasons for termination of the tenancy are true and valid under the "Mobile Home Park Act".

A homeowner must appear in court to defend against an eviction action. If the court rules in favor of the landlord or management of the mobile home park, the homeowner has not less than thirty days from the time of the ruling to either remove or sell the mobile home and to vacate the premises. If the home owner wishes to extend such period beyond thirty days but not more than sixty days from the date of the ruling, the home owner shall prepay to the landlord an amount equal to a pro rata share of rent for each day following the expiration of the initial thirty-day period after the court's ruling that the mobile home owner will remain on the premises. All prepayments shall be paid no later than thirty days after the court ruling. This section does not preclude earlier removal by law enforcement officers of a mobile home or one or more mobile homeowners or occupants from the mobile home park if a mobile homeowner violates article 3, 4, 6, 7, 9, 10, 12 or 18 of Title 18 or Section 16-13-303.