

Laws, Rules and Codes for Manufactured Home Parks

Manufactured home parks are small communities comprised of several manufactured homes.

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There are six manufactured home parks in Thornton. Each manufactured home park is privately-owned by one or more corporations. Residents rent a piece of land from the park owner to place their home on. Since a corporation owns the land and an individual owns the home, there can be confusion on who is responsible for what repairs or maintenance on the property. Therefore, Colorado created the Colorado Mobile Home Park Act.

State Law and Park Rules

The Colorado Mobile Home Park Act is a law that outlines the rights and responsibilities of residents and owners of manufactured home parks. This state law requires manufactured home parks to have rules and provide them to the residents. The rules for the park may include yard and home maintenance responsibilities, parking, site improvements, placement of garage sale signs and other park regulations. Residents must follow the park rules, as well as the state law and City Code.

To learn about the Colorado Mobile Home Park Act and other laws that apply to parks download the **Handbook for Manufactured Home Park Residents** from the City of Thornton website: www.cityofthornton.net. Type “**home handbook**” in the search box. You can also call Neighborhood Services at 303-538-7600 to ask for a copy of the handbook.

To get a copy of the manufactured home park rules, contact the property management for your park.

City Code for Manufactured Home Parks

The Thornton City Codes on property maintenance work in collaboration with the state law and home park rules. Codes are local laws that set a minimum standard of expectation for everyone in the city. The following are City Codes for property maintenance that apply to manufactured home parks:

Home sites must be clean and well-kept. The property, including the yard, driveway, carport, porch, patio, and entrances to homes, must be maintained free of litter, junk, and trash. Residents may not store household items outside, including, but not limited to appliances, furniture, motor vehicle parts, boxes, cans, lumber and tires.

Landscaping must be maintained in a healthy condition and dead plant material shall be removed. Weeds may not be taller than eight inches.

Graffiti must be removed from homes and other outside surfaces within 10 days of a graffiti tagging.

Vehicles must display current license plates and be operable, or be stored in a completely enclosed structure, such as a garage.

House numbers must be displayed on the manufactured home so that they are clearly visible from the street.

Skirting and permanent perimeter enclosures must be installed on all manufactured homes. Skirting shall be of material suitable for exterior exposure and contact with the ground.

Code compliance officers inspect all Thornton neighborhoods and will give warnings or notices if a property does not meet the City Code. If you receive a notice, you will need to correct the problem by the compliance date stated on the notice. Feel free to contact the code officer listed on your notice to ask questions about the City Code or discuss ideas to resolve a Code violation.