



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

HB 26-1145: MOBILE HOME PARK WATER QUALITY

Prime Sponsors:

Rep. Velasco; Phillips
Sen. Cutter

Fiscal Analyst:

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Published for: House Trans., Hous., & Local Gov.**Drafting number:** LLS 26-0565**Version:** Initial Fiscal Note**Date:** February 9, 2026**Fiscal note status:** The fiscal note reflects the introduced bill.

Summary Information

Overview. The bill requires mobile home park owners to remediate welfare-related water quality violations in mobile home parks without passing the costs on to park residents.

Types of impacts. The bill is projected to affect the following areas on an ongoing basis:

- Minimal State Revenue
- Minimal State Workload

Appropriations. No appropriation is required.

Table 1
State Fiscal Impacts

Type of Impact	Budget Year FY 2026-27	Out Year FY 2027-28
State Revenue	\$0	\$0
State Expenditures	\$0	\$0
Transferred Funds	\$0	\$0
Change in TABOR Refunds	\$0	\$0
Change in State FTE	0.0 FTE	0.0 FTE

Summary of Legislation

The bill authorizes the Department of Public Health and Environment (CDPHE) to:

- require mobile home park owners to remediate welfare-related water quality violations in mobile home parks;
- issue an order to require the park owner to comply with the resident notice certification requirement;
- issue orders requiring the park owner to perform additional water testing and implement remediation plans; and
- take enforcement actions, issue cease-and-desist orders, and impose penalties.

If a park owner fails to comply with these requirements, the CDPHE may impose a penalty of up to \$5,000 for each 30-day period that the violation continues, in addition to the civil penalty of up to \$10,000 for each violation under current law. A park owner may seek judicial review, but is not entitled to an administrative hearing to contest an imposed civil penalty. Park owners are prohibited from passing the costs of remediation on to park residents.

Background

The Mobile Home Park Water Quality Act, enacted by [House Bill 23-1257](#), created a water quality testing program for mobile home parks, wherein the CDPHE must test water quality in all mobile home parks by July 1, 2028. If a water quality issue is identified, the park owner must comply with CDPHE orders and prepare a remediation plan, including providing drinking water or filters as necessary. The CDPHE may issue a cease-and-desist order for violations and a park owner who violates an order or fails to implement a remediation plan is subject to civil penalties. The current budget for Mobile Home Park Water Quality is \$4.5 million and 16.3 FTE.

State Revenue

The bill may increase state revenue from civil penalties imposed on mobile home park owners and filing fees, which are both subject to TABOR.

Civil Penalties and Filing Fees

Penalty revenue credited to the Mobile Home Park Water Quality Fund may increase from additional penalties collected as a result of noncompliance with the bill. Since this revenue depends on the frequency and duration of violations, and enforcement decisions made by the CDPHE, the fiscal note cannot estimate this revenue impact. However, it is assumed that mobile home park owners will comply with the bill and any increase in revenue will be minimal.

Additionally, to the extent that additional cases are filed, the bill may increase revenue to the Judicial Department from an increase in filing fees.

State Expenditures

The bill minimally increases workload in the CDPHE and the Judicial Department as described below.

Department of Public Health and Environment

Workload in the Water Quality Control Division in the CDPHE will minimally increase to implement new authorizations for mobile home park water quality testing. Workload may also increase if mobile home park owners violate these requirements and the department takes subsequent action. This workload is expected to be minimal and no change in appropriations is required.

Judicial Department

Trial courts in the Judicial Department may experience an increase in workload to the extent additional civil cases are filed under the bill. The fiscal note assumes that mobile home park owners will comply with the law and any increase will be minimal.

Effective Date

The bill takes effect 90 days following adjournment of the General Assembly sine die, assuming no referendum petition is filed, and applies to acts or omissions committed on or after this date.

State and Local Government Contacts

Counties	Local Affairs
Judicial	Personnel
Law	Public Health and Environment

The revenue and expenditure impacts in this fiscal note represent changes from current law under the bill for each fiscal year. For additional information about fiscal notes, please visit the [General Assembly website](#).