

Conejos County Land Use Office

PO Box 197, Conejos, CO 81129 - Phone: 719-376-2014 Fax: 719-376-6769

Contact: _____ Email: _____

Individual Mobile & Manufactured Homes Conejos County Land Use Code - Division 8.1 Requirements

1. CONSTRUCTION INSTALLATION PERMIT - no person shall install a manufactured or mobile home in unincorporated Conejos County unless the Land Use Office has issued a valid Land Use Construction Permit. This includes Single, Double, Triple Wide homes, any Pre-manufactured and modular homes and Tiny Homes. The fee is \$200.00 pre-construction or \$400.00 post-construction. Fees are payable to the Conejos County Treasurer.

2. MOVERS PERMIT - It is unlawful for any mobile home to be moved onto a lot, parcel of land, a mobile home park space or to be moved from one space to another within the mobile home park without first obtaining a Land Use Construction Permit, an Authentication/Certification from the Conejos County Assessor, and a Manufactured Home Movers Permit from the Conejos County Treasurers Office. There is a \$10.00 fee for this permit. (If the home is moved by accessing a State Highway you **MUST** get a permit from CDOT - Alamosa Office 719-589-5807.

B. COMPLIANCE WITH STATE STANDARDS - Installation shall be in accordance with State and industry standards. The State of Colorado Division of Housing Mobile Home Installation Program (MHIP) requires that a Certified Installer install the home and a Certified Inspector inspect the installation of a home. A list of State Certified Independent Installers and Inspectors is available through the Colorado Division of Housing website. Electrical, Plumbing and Gas permits are required and must be through the State of Colorado Department of Regulatory Agencies. State Inspectors will not inspect a Mobile/Manufactured Home without the MHIP permit/approval stickers. Effective 02/01/2020 Conejos County is Licensed to conduct all State Inspections. The fee for inspections is \$440.00 plus the \$60.00 for the Insignia/sticker.

C. SKIRTING - A mobile home must be within 60 calendar days of installation, be completely enclosed beneath or skirted with masonry or other rigid material except for necessary openings for access and ventilation, which shall not exceed ten percent (10%) of the skirt wall.

D. RESTRICTIONS: Pre-1976 mobile homes are NOT allowed to come into Conejos County from another County or State. Pre-1976 mobile homes which existed in the County on June 5, 2005 are considered legally non-conforming. These homes may be expanded, altered or moved to another location within the county for residential use but only with the following: 1. Proof that the home existed within the County previous to the adoption of this Code; 2. Receipt of a Land Use Construction Permit; 3. Proof that the mobile home has been brought up to current State plumbing, gas and electrical codes.

★Mobile homes are not allowed to be used as an accessory structure for storage.

★All zone district requirements must be met for placement of a mobile home on a specific property.

★You can not live in a mobile home until all inspections/permits from the County & State have been received and a Letter of Compliance has been issued by the County Land Use Administrator.

SETBACK REQUIREMENTS

Agriculture District: Front-40'; Side-40'; Rear-40'


Rural District: Front-40'; Side-40'; Rear-40'


Residential District: Front-25'; Side-8'; Rear-25' Corner lots: all 25 feet



Community/Town site District: Front-25'; Side-8'; Rear-25' Corner lots: all 25 feet

Commercial District: Front-25'; Side-10'; Rear-25'

OTHER PERMITS REQUIRED:

 **ACCESS PERMITS:** If a new access is being created to a parcel of property off a County Road then a permit is required. **The fee for a County Road permit is \$100.00.** This application may be picked up in the Road & Bridge Department. If the adjacent road is a State Highway a permit must be issued by the Colorado Department of Transportation.

 **PHYSICAL ADDRESS:** A new County-issued physical address is required for parcels of land with residential development. **The application fee for a new address is \$50.00.** Your address must be posted at the entry of your property. The Land Use Office processes address applications. Reflective address signs are available for sale at the Land Use Office.

  **ONSITE WASTEWATER TREATMENT SYSTEM (OWTS).** A permit for a septic system is required for all new residential and commercial structures and for any other structures with plumbing. If you are going to use an existing system an inspection is required. The standards for OWTS are set by Conejos County and the Colorado Department of Health - Water Quality Control Division. **Application fees: New system \$325.00; Alterations/Expansion Repairs of an Existing System \$200.00.**

OTHER PERMITS:

WELL PERMITS - You must provide verification of a legal water supply for any Mobile/Manufactured Home. All water supplies shall be in accordance with applicable state and local laws & regulations. Contact the Division of Water Resources - Alamosa 719-589-6683.

ELECTRICAL, PLUMBING and GAS PERMITS: - The State of Colorado Department of Regulatory Agency (DORA) requires a separate electrical, gas and plumbing permit. If you are a homeowner hiring an electrical or plumbing contractor, your contractor is responsible for obtaining the required permits. A licensed contractor must perform ALL Electrical wiring and Plumbing and Gas hook-ups for mobile homes in a mobile home park. The Plumbing Inspector can be contacted at 1-855-454-0067 The Electrical Inspector can be contacted at 1-855-454-0063. More information and permits are available at <http://www.dora.state.co.us>.

MOVING MOBILE HOMES IN TOWNS: To move a mobile home into a Town within Conejos County you must contact the Town Clerk for their regulations.