

**CALIFORNIA STATE SENATE SELECT COMMITTEE ON MANUFACTURED HOMES AND COMMUNITIES**

**2011-2012 LEGISLATIVE SESSION**  
**Mobilehome Residency Law and related bills**

Updated 2012 February 3

| <b>BILLS</b>         | <b>SUBJECT</b>  | <b>HISTORY<br/>(most recent action listed first)</b>        | <b>NOTES</b>  |
|----------------------|---|---|---|
| AB 317<br>C.Calderon | <p><b>Mobilehome: local rent control ordinances</b><br/>                     Last amended: 2012 Jan 23</p> <p>This bill would revise conditions under which a mobilehome tenancy is exempt from local rent control. It would specify the evidence upon which park management may rely to determine, whether the residence is the mobilehome owner's sole residence.</p> | S/Rules<br>A/Floor – Passed 44-22<br>A/Housing – Passed 4-0 | Support: Western Manufactured Housing Communities Assoc. (Sponsor)<br><br>Opposed: Golden State Manufactured Homeowners Assoc. (GSMOL); Western Center on Law & Poverty |
| AB 448<br>Ammiano    | <p><b>Property taxation: change in ownership.</b> This bill would have expanded the property tax liability, and penalties, on property transfers, possibly affecting resident-owned mobilehome parks.</p>   | Died in Committee   |   |
| AB 466<br>Butler     | <p><b>Common interest developments: assessments.</b> SPOT BILL</p>  | Died at Desk  |   |
| AB 579<br>Monning    | <p><b>Mobilehome parks: liability: attorney's fees.</b> This bill would have permitted the award of attorney's fees to a local government entity in an action brought by the owner of a mobilehome park to challenge a local ordinance, such as rent control.</p>   | Died in Committee   | Sponsor: Golden State Manufactured Homeowners Assoc.  |

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| AB 657<br>Gordon | <b>Corporations: statement of information: Secretary of State.</b> Allows a corporation to receive the annual renewal notice provided by the Secretary of State by email, among other provisions.   | <b>SIGNED – Chapter #204</b><br>(Statutes of 2011)   | Sponsor: CA Sec’y of State                                    |
| AB 697<br>Perez  | <b>Veteran: acquisition of home: interest of record.</b> Authorizes the Department of Veterans Affairs to acquire a home, including a mobilehome, for the purpose of refinancing an existing mortgage loan, that is not an existing loan acquired under the Veterans’ Farm and Home Purchase Act. | <b>SIGNED – Chapter #368</b><br>(Statutes of 2011)   |   |
| AB 771<br>Butler | <b>Common interest developments: requests for documents: fees.</b> Requires that the seller of a separate interest in a CID provide copies of minutes of governing board meetings to prospective buyers, when requested, including estimate of actual costs, as specified.                        | <b>SIGNED – Chapter #206</b><br>(Statutes of 2011)   | Sponsor: CA Assoc. of Realtors                                |
| AB 805<br>Torres | <b>Common interest developments</b><br>Last amended: 2012 Jan 4<br><br>This bill comprehensively reorganizes and recodifies the Davis-Stirling Act.   | S/Judiciary<br>S/Trans & Housing – Passed 9-0<br>A/Floor – Passed 73-0<br>A/Judiciary – Passed 9-0<br>A/Housing – Passed 7-0 | Support: CA Law Revision Commission (Sponsor)<br><br>Opposed: |
| AB 806<br>Torres | <b>Common interest developments</b><br>Last amended: 2012 Jan 4<br><br>This bill would make various technical conforming changes to reflect a proposed revision and recodification of the Davis-Stirling Common Interest Development Act.   | S/Judiciary<br>S/Trans & Housing – Passed 9-0<br>A/Floor – Passed 73-0<br>A/Judiciary – Passed 9-0<br>A/Housing – Passed 7-0 | Sponsor: CA Law Revision Commission (Sponsor)<br><br>Opposed: |

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| AB 928<br>Wieckowski   | <b>Housing and community development: Mobilehome parks.</b> SPOT BILL   | Died at Desk   |   |
| AB 1084<br>Davis       | <b>Veterans' farm and home purchases: definitions: home.</b> Expands the definition of a cooperative housing corporation to include a mobilehome in a shared equity cooperative.  | <b>SIGNED – Chapter #377</b><br>(Statutes of 2011)                               | Sponsor: CA Assoc. of Veterans Services Agencies              |
| AB 1090<br>Blumenfield | <b>Taxation: property tax deferment.</b> Among other provisions, allows a county to elect to participate in a deferred property tax program for seniors and disabled homeowners.  | <b>SIGNED – Chapter #369</b><br>(Statutes of 2011)                               |   |
| AB 1511<br>Bradford    | <b>Real property: disclosures: transmission pipelines</b><br><br>Adds to the conditions on limits of liability regarding natural hazards, specifically when determining whether a property is located within 2,000 feet of a gas transmission or hazardous liquid pipeline.   | A/Judiciary  | Support:<br><br>Opposed:                                      |
| ABx1 29<br>Blumenfield | <b>State responsibility areas: fire prevention fees.</b><br>Requires the Board of Forestry and Fire Protection, or/before Sept. 1, 2011, to adopt emergency regulations to establish a fire prevention fee to be charged on each structure, including mobile and manufactured homes, on a parcel that is within a state fire responsibility area. | <b>SIGNED – Chapter #8</b><br>(Statutes of 2011-12,<br>1 <sup>st</sup> Ex Sess.) |   |
| SB 110<br>Rubio        | <b>Real property disclosures: mining operations.</b><br>Enhances the statutory limitation on liability, in re disclosure of natural hazards in property transactions, of notice of nearby mining operations.  | <b>SIGNED – Chapter #253</b><br>(Statutes of 2011)                               | Sponsor: CA Construction and Industrial Materials Association |

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| <p><b>SB 149</b><br/>Correa</p>  | <p><b>Mobilehomes</b><br/>Last amended: 2012 Jan 11</p> <p>Requires the Dept. of Housing &amp; Community Development or a local agency to include in its mobilehome park permit-to-operate invoice a notice of the existence of the Mobilehome Residency Law.</p>   | <p>A/Desk<br/>S/Floor – Passed 31-1<br/>S/Appropriations – 28.8<br/>S/Trans &amp; Housing – Passed 6-0</p> | <p>Support: Western Manufactured Housing Communities Assoc. (WMA)</p> <p>Opposed:</p> |
| <p><b>SB 150</b><br/>Correa</p>  | <p><b>Common interest developments.</b> Exempts new owners of a separate interest in a CID from subleasing prohibitions, under specific circumstances.</p>  | <p><b>SIGNED – Chapter #62</b><br/>(Statutes of 2011)</p>  | <p>Sponsor: CA Association of Realtors</p>  |
| <p><b>SB 209</b><br/>Corbett</p> | <p><b>Common interest developments: electric vehicle charging stations.</b> Voids CID homeowner contracts that prohibit electric vehicle charging stations. Requires homeowner to be responsible for various costs associated with maintaining and repairing the station.</p>   | <p><b>SIGNED – Chapter #121</b><br/>(Statutes of 2011)</p>   |   |
| <p><b>SB 337</b><br/>Kehoe</p>   | <p><b>Common interest developments: tenancy: political signs.</b> Prohibits a landlord from prohibiting a tenant from posting or displaying political signs, except under certain circumstances. Also would require a tenant to comply with the time period established by local ordinance for posting and removal of signs or, in the absence of those provisions, by reasonable time limits, as specified, by the landlord.</p> | <p><b>SIGNED – Chapter #383</b><br/>(Statutes of 2011)</p>   | <p>Sponsor: Amer. Civil Liberties Union</p>   |

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| <p><b>SB 376</b><br/>Fuller</p>     | <p><b>Real estate brokers</b><br/>Last amended: 2011 Aug 15</p> <p>This bill would revise the definition of “real estate broker” to include a person who performs those actions in connection with a chattel mobilehome loan, as specified.</p>  | <p>A/Floor – Inactive File<br/>A/Appropriations – Passed 17-0<br/>A/Business &amp; Prof. – Passed 9-0<br/>S/Floor – Passed 40-0<br/>S/Appropriations – 28.8<br/>S/Business &amp; Prof. – Passed 9-0</p> | <p>Support: Western Manufactured Housing Communities Assoc. (Sponsor)</p> <p>Opposed:</p>    |
| <p><b>SB 444</b><br/>Evans</p>      | <p><b>Land use: subdivisions: rental mobilehome park conversion.</b> In regards to a proposed subdivision of a mobilehome park, this bill would have clarified that a local agency is required to consider the results of a survey of the park’s residents in making its decision to approve the proposal.</p> | <p>S/Floor – <b>FAILED</b> 18-16</p>  | <p>Sponsors: Counties of Sonoma and Ventura; Golden State Manufactured Homeowners Assoc.</p> |
| <p><b>SB 507</b><br/>DeSaulnier</p> | <p><b>Property taxation: change in ownership statement.</b> Changes penalties and filing deadlines for homeowners, including manufactured homeowners, when submitting change of ownership statement to the county assessor’s office.</p>   | <p><b>SIGNED – Chapter #708</b><br/>(Statutes of 2011)</p>  | <p>Sponsor: CA Assessors Assoc.</p>  |

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| <p><b>SB 561</b><br/>Corbett</p>                            | <p><b>Common interest developments: delinquent assessments</b><br/>Last amended: 2011 April 12</p> <p>This bill would impose restrictions and prohibitions on any 3rd party acting to collect payments or assessments on behalf of a common interest development association. It would, specifically, prohibit a third party from acting as a trustee in a foreclosure proceeding.</p> | <p>A/Judiciary<br/>S/Floor – Passed 25-15<br/>S/Judiciary – Passed 4-1</p>     | <p>Support: CA Alliance of Retired Americans (Sponsor); Center for CA HOA Law (Sponsor); AARP; CA Advocates for Nursing Home Reform; Congresswoman Speier; Consumer Attys of CA; Older Women’s League of CA – Sac Chapter; Older Women’s League</p> <p>Opposed: CA Assoc. of Community Mgrs; Community Associations Institute; Exec. Council of Homeowners (ECHO)</p> |
| <p><b>SB 562</b><br/>Cmte on Transportation and Housing</p> | <p><b>Housing omnibus.</b> Among other provisions, increases fees on behalf of the Manufactured Home Recovery Fund.</p>  | <p><b>SIGNED – Chapter #239</b><br/>(Statutes of 2011)</p>                     |   |
| <p><b>SB 563</b><br/>Cmte on Transportation and Housing</p> | <p><b>Common interest developments: meetings.</b> Permits and sets forth restrictions for common interest development board meeting to be conducted via teleconference.</p>  | <p><b>SIGNED – Chapter #257</b><br/>(Statutes of 2011)</p>                     |   |
| <p><b>SB 616</b><br/>DeSaulnier</p>                         | <p><b>Common interest developments: open meetings</b><br/>Last amended: 2012 Jan 4</p> <p>Makes clarifying changes to provisions regarding meetings of the board by electronic means.</p>  | <p>A/Desk<br/>S/Floor – Passed 37-0<br/>S/Trans &amp; Housing – Passed 9-0</p> |   |

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| <p><b>SB 674</b><br/>Padilla</p>                        | <p><b>Telecommunications: master-metering: data security.</b><br/>Provides that utility companies' energy efficiency rebates, not including other rebates such as CARE, shall be retained by the master-meter customer for reinvestment in energy efficiency programs. Also requires customer consent prior to utilities companies' giving of customer data to 3<sup>rd</sup> party.</p>   | <p><b>SIGNED – Chapter #255</b><br/>(Statutes of 2011)</p>  |   |
| <p><b>SB 759</b><br/>Lieu</p>                           | <p><b>Common interest developments: artificial turf.</b> Would have provided that a provision of any of the governing documents of a common interest development be void and unenforceable if it prohibits, or includes conditions that have the effect of prohibiting, the use of artificial turf or other synthetic surface that resemble grass. This prohibition would not have prohibited an association from applying design and quality standards rules.</p> | <p><b>VETOED</b> by the Governor</p>  | <p>Sponsor: San Diego County Water Authority</p>                        |
| <p><b>SB 880</b><br/>Corbett</p>                        | <p><b>Common interest developments: electric vehicle charging stations</b><br/>Last amended: 2012 Jan 23</p> <p>Enhances the provisions of SB 209 (Chap. 121; 2011) by authorizing the CID board to grant exclusive use of a portion of the common area without the affirmative vote of the membership for the purpose of installing and using an electric vehicle charging station, under specific circumstances.</p>   | <p>S/Floor – Pending concurrence<br/>A/Floor – Passed 56-19<br/>A/Judiciary – Passed 6-3<br/>A/Housing – Passed 6-0</p> | <p>Support: CA Electrical Transportation Coalition; Plug In America</p> |
| <p><b>SB 947</b><br/>Cmte on Governance and Finance</p> | <p><b>Property taxation.</b> Among other provisions, includes resident-owned parks in the definition of real property, for the purposes of property taxation, specifically including an interest in a unit or lot within a cooperative housing corporation.</p>  | <p><b>SIGNED – Chapter #351</b><br/>(Statutes of 2011)</p>  | <p>Sponsor: State Board of Equalization</p>                             |

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| <p><b>SBx1 17</b><br/>Cmte on<br/>Budget &amp;<br/>Fiscal Review</p> | <p><b>State responsibility areas: fire prevention fees</b><br/>Last amended: 2011 June 14</p> <p>Requires the Board of Forestry and Fire Protection, or/before Sept. 1, 2011, to adopt emergency regulations to establish a fire prevention fee to be charged on each structure, including mobile and manufactured homes, on a parcel that is within a state fire responsibility area.</p> | <p>A/Budget<br/>S/Floor – Passed 24-5</p> |  |
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