

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

**2011-2012 LEGISLATIVE SESSION**

**Mobilehome Residency Law and other related bills**

Updated 2011 July 14

<b>BILLS</b>	<b>SUBJECT</b>	<b>HISTORY (most recent action listed first)</b>	<b>NOTES</b>
AB 317 C.Calderon	<p><b>Mobilehome: local rent control ordinances</b> Last amended: 2011 April 25</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>	A/Utilities & Commerce	<p>Support: Western Manufactured Housing Communities Assoc. (Sponsor)</p> <p>Opposed:</p>
AB 448 Ammiano	<p><b>Property taxation: change in ownership</b> Last amended: 2011 Mar 31</p> <p>This bill would expand the property tax liability, and penalties, on property transfers. May affect resident-owned mobilehome parks.</p>	A/Revenue & Taxation	<p>Support:</p> <p>Opposed:</p>
AB 466 Butler	<p><b>Common interest developments: assessments</b></p> <p>Makes technical and non-substantive changes to the Davis-Sterling Act. SPOT BILL</p>		<p>Support:</p> <p>Opposed:</p>

<p><b>AB 579</b> Monning</p>	<p><b>Mobilehome parks: liability: attorney's fees</b></p> <p>This bill would permit 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>	<p>A/Judiciary</p>	<p>Support: Golden State Manufactured Homeowners Assoc. (Sponsor)</p> <p>Opposed:</p>
<p><b>AB 657</b> Gordon</p>	<p><b>Corporations: statement of information: Secretary of State</b></p> <p>Last amended: 2011 Mar 21</p> <p>This bill would allow a corporation to receive the annual renewal notice provided by the Secretary of State by email, among other provisions.</p>	<p>S/Appropriations (Aug 15) S/Bus. &amp; Fin. Inst. – Passed 6-0 A/Floor – Passed 70-0 A/Appropriations – Passed 17-0 A/Banking &amp; Fin. – Passed 11-0</p>	<p>Support: CA Sec'y of State (Sponsor); CA Credit Union League</p> <p>Opposed:</p>
<p><b>AB 697</b> Perez</p>	<p><b>Veteran: acquisition of home: interest of record</b></p> <p>Last amended: 2011 May 4</p> <p>This bill would authorize 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.</p>	<p>S/Approps – Suspense File S/Veterans Affairs – Passed 7-0 A/Floor – Passed 78-0 A/Appropriations – Passed 16-0 A/Housing – Passed 7-0 A/Veterans – Passed 7-0</p>	<p>Support: American Legion – Dept. of Calif.; AMVETS – Dept. of Calif.; CA Assoc. of County Veterans Service Officers; CA State Commanders Veterans Council; Vietnam Veterans of America – CA State Council</p> <p>Opposed:</p>
<p><b>AB 724</b> Bradford</p>	<p><b>Electric/gas utility service: master-meter customers</b></p> <p>Last amended: 2011 May 17</p> <p>This bill would require the CPUC to report to the Legislature, by July 2013, the viability of a transfer of mobilehome park energy infrastructure from the park to the serving utility.</p>	<p>S/Appropriations (Aug 8) S/Energy, Utilities – Passed 7-1 A/Floor – Passed 62-15 A/Appropriations – Passed 13-3 A/Utilities – Passed 12-0</p>	<p>Support: CA Public Utilities Commission</p> <p>Opposed:</p>

<p><b>AB 771</b> Butler</p>	<p><b>Common interest developments: requests for documents: fees</b> Last amended: 2011 July 12</p> <p>This bill would require 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.</p>	<p>S/Floor – Passed 37-0 S/Judiciary – Passed 5-0 S/Trans &amp; Housing – Passed 7-0 A/Floor – Passed 76-0 A/Judiciary – Passed 9-0 A/Housing – Passed 7-0</p>	<p>Support: CA Assoc. of Realtors (Sponsor)</p> <p>Opposed: CA Association of Management Communities</p>
<p><b>AB 805</b> Torres</p>	<p><b>Common interest developments</b></p> <p>This bill comprehensively reorganizes and recodifies the Davis-Stirling Act.</p>	<p>S/Transportation &amp; Housing A/Floor – Passed 73-0 A/Judiciary – Passed 9-0 A/Housing – Passed 7-0</p>	<p>Support: CA Law Revision Commission (Sponsor); CA Associations Institute</p> <p>Opposed:</p>
<p><b>AB 806</b> Torres</p>	<p><b>Common interest developments</b></p> <p>This bill would make various technical conforming changes to reflect a proposed revision and recodification of the Davis-Stirling Common Interest Development Act.</p>	<p>S/Transportation &amp; Housing A/Floor – Passed 73-0 A/Judiciary – Passed 9-0 A/Housing – Passed 7-0</p>	<p>Sponsor: CA Law Revision Commission (Sponsor); CA Associations Institute</p> <p>Opposed:</p>
<p><b>AB 928</b> Wieckowski</p>	<p><b>Housing and community development: Mobilehome parks</b></p> <p>This bill makes technical, nonsubstantive changes in the Mobilehome Parks Act. SPOT BILL</p>		<p>Support:</p> <p>Opposed:</p>

<p><b>AB 1084</b> Davis</p>	<p><b>Veterans' farm and home purchases: definitions: home</b> Last amended: 2011 July 12</p> <p>This bill would expand the definition of a cooperative housing corporation to include a shared equity cooperative.</p>	<p>S/Appropriations (Aug 15) S/Veterans Affairs – Passed 7-0 A/Floor – Passed 72-0 A/Appropriations – Passed 15-1 A/Veterans – Passed 7-0</p>	<p>Support: CA Assoc. of Veterans Services Agencies (Sponsor); AMVETS, Dept. of Calif.; Swords to Plowshares; Vietnam Veterans of Calif.</p> <p>Opposed:</p>
<p><b>AB 1090</b> Blumenfield</p>	<p><b>Taxation: property tax deferment</b> Last amended: 2011 May 31</p> <p>This bill would, among other provisions, allow a county to elect to participate in a deferred property tax program for seniors and disabled homeowners.</p>	<p>S/Floor S/Gov. &amp; Fin. – Passed 9-0 A/Floor – Passed 75-0 A/Appropriations – Passed 11-5 A/Rev &amp; Tax – Passed 5-2</p>	<p>Support: AARP; CA State Assoc. of Counties; CA Senior Legislature; CA Assoc. of Realtors</p> <p>Opposed:</p>
<p><b>ABx1 29</b> Blumenfield</p>	<p><b>State responsibility areas: fire prevention fees</b> 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><b>SIGNED</b> – Chap. #8 (Stats 2011-12 1<sup>st</sup> Ex Session) A/Floor – Concurrence 52-26 S/Floor – Passed 23-16 A/Floor – Passed 49-21</p>	

<p><b>SB 110</b> Rubio</p>	<p><b>Real property disclosures: mining operations</b> Last amended: 2011 July 5</p> <p>This bill would enhance the statutory limitation on liability, in re disclosure of natural hazards in property transactions, of notice of nearby mining operations.</p>	<p>S/Floor – Special Consent Cal. A/Floor – Passed 77-0 A/Judiciary – Passed 9-0 S/Floor – Passed 39-0 S/Judiciary – Passed 5-0</p>	<p>Support: CA Construction and Industrial Materials Association (sponsor); CA Cement Manufacturers Environmental Coalition; Fidelity Nat’l Financial/Disclosure Source; First American Natural Hazard Disclosure Co.; Sespe Consulting, Inc; Specialty Mineral, Inc; Vulcan Materials Co., Western Div; Werner Corp.</p> <p>Opposed:</p>
<p><b>SB 149</b> Correa</p>	<p><b>Mobilehomes</b>  SPOT BILL</p>		<p>Support:</p> <p>Opposed:</p>
<p><b>SB 150</b> Correa</p>	<p><b>Common interest developments</b> Last amended: 2011 June 9</p> <p>Would exempt new owners of a separate interest in a CID from subleasing prohibitions, under specific circumstances.</p>	<p><b>SIGNED</b> – Chap. 62 (Stats. 2011) A/Floor – Passed 72-0 A/Judiciary – Passed 10-0 A/Housing – Passed 6-0 S/Floor – Passed 39-0 S/Judiciary – Passed 5-0 S/Trans &amp; Housing – Passed 8-0</p>	<p>Sponsor: CA Association of Realtors</p>

<p><b>SB 209</b> Corbett</p>	<p><b>Common interest developments: electric vehicle charging stations</b> Last amended: 2011 June 6</p> <p>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>Enrolled S/Floor – Concurred 25-14 A/Floor – Passed 55-19 A/Judiciary – Passed 7-3 A/Housing – Passed 6-0 S/Floor – Passed 25-14 S/Trans &amp; Hous. – Passed 7-2</p>	<p>Support: Alliance of Automobile Manufacturers; American Lung Assoc.; Bay Area Air Quality Mgmt District; CA Electric Transportation Coalition; Natural Resources Defense Council; Plug In America; South Coast Air Quality Management District; Tesla Motors, Inc.; Union of Concerned Scientists</p> <p>Opposed:</p>
<p><b>SB 337</b> Kehoe</p>	<p><b>Common interest developments: tenancy: political signs</b> Last amended: 2011 June 28</p> <p>This bill would prohibit 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>A/Floor A/Judiciary – Passed 7-3 S/Floor – Passed 23-15 S/Judiciary – Passed 3-2</p>	<p>Support: Amer. Civil Liberties Union (Sponsor); CA Congress of Seniors; Tenants Together. Org; Western Center on Law and Poverty</p> <p>Opposed: Apartment Assoc., CA Southern Cities; Apartment Assoc. of Greater L.A.; Apartment Assoc. of O.C.; CA Apartment Assoc.; CA Assoc. of Realtors; San Diego County Apartment Assoc.; San Francisco Assoc. of Realtors; Santa Barbara Rental Property Assoc.</p>

<p><b>SB 376</b> Fuller</p>	<p><b>Real estate brokers</b> Last amended: 2011 April 7</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/Appropriations (Aug 17) A/Business &amp; Prof. – Passed 9-0 S/Floor – Passed 40-0 S/Appropriations – 28.8 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> Evans</p>	<p><b>Land use: subdivisions: rental mobilehome park conversion</b> Last amended: 2011 Apr 26</p> <p>In regards to a proposed subdivision of a mobilehome park, this bill would clarify that a local agency is required to consider the results of a survey of the residents in making its decision to approve the proposal.</p>	<p>S/Floor – <b>Failed</b> 18-16 S/Trans &amp; Housing – Passed 5-2</p>	<p>Sponsors: Counties of Sonoma and Ventura; Golden State Manufactured Homeowners Assoc.</p>
<p><b>SB 507</b> DeSaulnier</p>	<p><b>Property taxation: change in ownership statement</b> Last amended: 2011 July 1</p> <p>This bill proposes changes in penalties and filing deadlines for homeowners, including manufactured homeowners, when submitting change of ownership statement to the county assessor’s office.</p>	<p>A/Appropriations (Aug 17) A/Rev &amp; Tax – Passed 6-3 S/Floor – Passed 21-13 S/Gover. &amp; Fin. – Passed 6-2</p>	<p>Support: CA Assessors Assoc. (Sponsor); CA State Assoc. of Counties; CA Tax Reform Assoc.</p> <p>Opposed:</p>

<p><b>SB 561</b> Corbett</p>	<p><b>Common interest developments: delinquent assessments</b> 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 S/Floor – Passed 25-15 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> Cmte on Transportation and Housing</p>	<p><b>Housing omnibus</b> Last amended: 2011 June 20</p> <p>Among other provisions, this bill would increase fees on behalf of the Manufactured Home Recovery Fund.</p>	<p>A/Floor – Consent Calendar A/Appropriations (July 13) A/Housing – Passed 7-0 S/Floor – Passed 40-0 S/Appropriations – 28.8 S/Trans &amp; Housing – Passed 9-0</p>	<p>Support:</p> <p>Opposed:</p>

<p><b>SB 563</b> Cmte on Transportation and Housing</p>	<p><b>Common interest developments: meetings</b> Last amended: 2011 July 5</p> <p>This bill would permit, and sets forth restrictions for, common interest development board meeting to be conducted via teleconference.</p>	<p>S/Floor - Concurrence A/Floor – Passed 71-3 A/Judiciary – Passed 9-0 A/Housing – Passed 6-0 S/Floor – Passed 37-1 S/Trans &amp; Housing – Passed 8-1</p>	<p>Support: Assoc. for Common Sense CID Laws; CA Alliance for Consumer Protection; CA Alliance for Retired Americans; Californians Aware; Center for CA Homeowner Assoc. Law; Executive Council of Homeowners</p> <p>Opposed: CA Assoc. of Community Managers; Community Associations Institute; Golden Rain Foundation of Laguna Woods; Woodbridge Village Assoc.</p>
<p><b>SB 674</b> Padilla</p>	<p><b>Telecommunications: master-metering: data security</b> Last amended: 2011 July 6</p> <p>This bill would provide 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. It would also require customer consent prior to utilities companies' giving of customer data to 3<sup>rd</sup> party.</p>	<p>A/Floor – Consent Calendar A/Appropriations – Passed 16-0 A/Judiciary – Passed 9-0 A/Utilities – Passed 12-0 S/Floor – Passed 39-0 S/Appropriations – 28.8 S/Judiciary – Passed 5-0 S/Energy - Passed 11-0</p>	<p>Support: Division of Ratepayer Advocates</p> <p>Opposed:</p>

<p><b>SB 759</b> Lieu</p>	<p><b>Common interest developments: artificial turf</b> Last amended: 2011 Mar 22</p> <p>This bill would provide that a provision of any of the governing documents of a common interest development shall 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 prohibit an association from applying design and quality standards rules.</p>	<p>Enrolled A/Floor – Passed 63-11 A/Housing – Passed 6-0 S/Floor – Passed 32-8 S/Trans &amp; Housing – Passed 7-2</p>	<p>Support: San Diego County Water Authority (Sponsor)</p> <p>Opposed:</p>
<p><b>SB 947</b> Cmte on Governance and Finance</p>	<p><b>Property taxation</b> Last amended: 2011 June 29</p> <p>Among other provisions, this bill would include 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>A/Appropriations (Aug 17) A/Rev &amp; Tax – Passed 9-0 A/Local Govt. – Passed 9-0 S/Floor – Passed 39-0 S/Appropriations – 28.8 S/Gov &amp; Finance – Passed 9-0</p>	<p>Support: State Board of Equalization (sponsor)</p> <p>Opposed:</p>
<p><b>SBx1 17</b> Cmte on Budget &amp; Fiscal Review</p>	<p><b>State responsibility areas: fire prevention fees</b> 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 S/Floor – Passed 24-5</p>	