

CALIFORNIA STATE SENATE SELECT COMMITTEE ON MANUFACTURED HOMES AND COMMUNITIES

**2013-2014 LEGISLATIVE SESSION**  
**Mobilehome Residency Law and related bills**

Updated 2013 Apr 29

BILLS	SUBJECT	HISTORY (most recent action listed first)	NOTES
<p><b>AB 188</b> Ammiano</p>	<p><b>Property taxation: change in ownership</b></p> <p>Would require changes in reporting to the county tax assessor’s office when a housing cooperative ownership share, such as in a resident-owned park, is sold or transferred.</p>	<p>A/Revenue &amp; Taxation – Suspense File</p>	<p>Sponsor: CA Tax Reform Association</p>
<p><b>AB 379</b> Brown</p>	<p><b>Manufactured housing: removal</b> As amended 2013 Mar 13</p> <p>Would require the state Dept. of Housing and Community Development (HCD) to report to the county assessor, within 5 days, the issuance of a new certificate of occupancy of a mobile or manufactured home in a park; and, would require the owner of a mobile or manufactured home to notify HCD and the county assessor of the intended removal of a mobile or manufactured home at least 31 days prior to the removal.</p>	<p>A/Floor – Passed 75-0 A/Housing &amp; Community Development– Passed 7-0</p>	<p>Sponsor: CA Manufactured Housing Institute</p>

<p><b>AB 692</b> Torres</p>	<p><b>Mobilehomes: loans</b> As amended 2013 Mar 19</p> <p>Would change the name of the state Dept. of Housing and Community Development’s Mobilehome Park Purchase Fund to the Mobilehome Rehabilitation and Park Purchase Fund, and would authorize the department to provide loans from the fund to mobilehome owners to finance the cost of repairs necessary to ensure that the mobilehome complies with all applicable health and safety standards, or to finance the cost of accessibility features necessary to allow the mobilehome owner to continue living in the home safely.</p>	<p>A/Housing &amp; Community Development (May 1)</p>	<p>Sponsor: Golden State Mobile Homeowners League (GSMOL)</p>
<p><b>AB 968</b> Gordon</p>	<p><b>Common interest developments: elections</b> As amended 2013 Apr 22</p> <p>Would authorize a CID with not more than 15 separate interests to conduct an election of directors, as specified, if a majority of the CID members agree.</p>	<p>A/Housing &amp; Community Development (May 1)</p>	
<p><b>AB 1024</b> Torres</p>	<p><b>Real property: divided lands</b> As amended 2013 Apr 10</p> <p>Expands the definition, and strengthens the rights of co-owners in a CID or similar stock cooperative relative to the sale or lease of individual shares in a “subdivision” of undivided lands.</p>	<p>A/Appropriations (May 1) A/Judiciary – Passed 10-0 A/Housing &amp; Community Devel. – Passed 7-0</p>	<p>Sponsor: Center for Cooperative Living</p>

<p><b>AB 1172</b> Bocanegra</p>	<p><b>Property tax: intercounty base year value transfers</b> As amended 2013 Mar 21</p> <p>Would authorize any person over the age of 65 years to transfer the base year value of an original property (i.e., resident-owned park owners) to a replacement dwelling located in a different county without the adoption of a county ordinance so providing; applies only to intercounty transfers of base year value that occur on/after Jan. 1, 2014.</p>	<p>A/Local Government</p>	
<p><b>AB 1205</b> Wieckowski</p>	<p><b>Mobilehome Residency Law: mediation program</b> As amended 2013 Apr 8</p> <p>Would enact the Mobilehome Residency Law Mediation Act to establish the Mobilehome Residency Law Mediation Fund, for funds collected by the Dept. of Housing &amp; Community Development; would impose an unspecified monetary assessment on park owners and would authorize an owner to imposes an unspecified portion of that assessment on homeowners.</p>	<p>A/Housing &amp; Community Development</p>	<p>Sponsor: Golden State Mobile Homeowners League (GSMOL)</p>
<p><b>AB 1360</b> Torres</p>	<p><b>Common interest developments: electronic voting</b> As amended 2013 Apr 25</p> <p>Would authorize an association to conduct electronic voting, as specified.</p>	<p>A/Housing &amp; Community Development (May 1)</p>	<p>Sponsor: Community Associations Institute</p>

<p><b>SB 179</b> Roth</p>	<p><b>Mortgage loan originators</b> As amended 2013 Mar 19</p> <p>Would exempt from the definition of mortgage loan originators an individual who originates 5 or fewer residential mortgage loans secured by a manufactured home or mobilehome, as defined, annually.</p>	<p>S/Banking &amp; Financial Institutions</p>	<p>Sponsor: Western Manufactured Housing Communities Association (WMA)</p>
<p><b>SB 180</b> Roth</p>	<p><b>Mobilehomes: sales: registration cards</b> As amended 2013 Mar 11</p> <p>Would require registration cards issued to mobilehomes be in two parts, with one part to be retained in the home and the other part, as specified, to be submitted to the operator of the mobilehome park where the mobilehome is located.</p>	<p>S/Transportation &amp; Housing</p>	<p>Sponsor: Western Manufactured Housing Communities Association (WMA)</p>
<p><b>SB 196</b> Cannella</p>	<p><b>Mobilehomes: utility rates posting</b> As amended 2013 Apr 23</p> <p>Would authorize the owner of a mobilehome park to post utility rate information on an Internet website, with specifications, in lieu of posting the information in a conspicuous place in the park.</p>	<p>S/Energy, Utilities &amp; Communications (Apr 30) S/Judiciary – Passed 7-0</p>	<p>Sponsor: Western Manufactured Housing Communities Association (WMA)</p>

<p><b>SB 291</b> Hill</p>	<p><b>Public Utilities Commission: safety enforcement: gas and electrical systems</b></p> <p>Would require the PUC to develop and implement procedures for issuance of citations by PUC staff, for correction and punishment of safety violations, as specified, including mobile and manufactured homes parks' gas and electric delivery systems. Would require the PUC to develop and implement an appeals process to govern issuance and appeal of citations.</p>	<p>S/Floor – Passed 36-0 S/Appropriations – Passed 7-0 S/Energy, Utilities &amp; Communications – Passed 11-0</p>	
<p><b>SB 489</b> Fuller</p>	<p><b>Water corporations: sewer system corporations: appointment of receiver</b> As amended 2013 Apr 2</p> <p>Would authorize the Public Utilities Commission to appoint a receiver to assume possession of a corporation's property (i.e., mobilehome park) and to operate its system upon, as specified.</p>	<p>S/Energy, Utilities &amp; Communications</p>	
<p><b>SB 510</b> Jackson</p>	<p><b>Land use: subdivisions: rental mobilehome park conversion</b></p> <p>Would require that a local governmental agency consider the results of a residents' survey in making its decision to approve, conditionally approve, or disapprove the map if it finds that the results of the survey have not demonstrated the support of at least a majority of the park's homeowners.</p>	<p>S/Transportation &amp; Housing – Passed 7-3</p>	<p>Sponsor: Golden State Mobile Homeowners League (GSMOL)</p>

<p><b>SB 745</b> Cmte on Trans &amp; Housing</p>	<p><b>Common interest developments</b> As amended 2013 Apr 15</p> <p>Would reorganize and recodify provisions of the Davis-Stirling Act in regards to delivery of documents to homeowners' association, revise requirements for a board teleconference and the form for billing disclosures, and would prohibit cancellation fees for requests for documents.</p>	<p>S/Transportation &amp; Housing – Passed 11-0</p>	
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