

2013-2014 LEGISLATIVE SESSION
Mobilehome Residency Law and related bills

Updated 2014 August 15

| BILLS | SUBJECT | HISTORY (most recent action listed first) |
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| AB 188 Ammiano | Property taxation: change in ownership Would have required 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. | Dead |
| AB 225 Chau, et al | Mobilehomes: loans As amended 2014 Aug 6 Would, change the name of HCD's Mobilehome Park Rehabilitation Fund to Mobilehome Park Rehabilitation and Purchase Fund; would require the department to consider specified criteria in determining eligibility for, and the amount of, loans made from the fund to nonprofit housing sponsors or local public entities to acquire a mobilehome park. The bill would authorize loans to a resident organization or nonprofit housing sponsor to assist park residents with needed repairs or accessibility upgrades to the mobilehomes if specified criteria are met. | S/Floor S/Appropriations – Passed 5-0 S/Trans. & Housing – Passed 10-0 |
| AB 379 Brown | Manufactured housing: removal Requires 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. | Chapter #137 (Stats. 2013) |
| AB 569 Chau | Real property: divided lands: co-ops, CIDs As amended 2014 July 1 Among other provisions, would exempt a stock cooperative with bylaws that provide that all members and shareholders automatically become director of the HOA from the procedures applicable to the election of directors of the HOA. | Enrollment A/Floor – Passed 78-1 S/Floor – Passed 36-0 S/Appropriations – Passed (28.8) S/Judiciary – Passed 6-1 S/Transportation & Housing – Passed 11-0 A/Floor – Passed 78-0 A/Appropriations – Passed 16-0 A/Housing & Comm Devel. – Passed 7-0 |

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| <p>AB 968 Gordon</p> | <p>Common interest developments: elections As amended 2014 Jun 23</p> <p>Would specify the responsibilities of the HOA and each separate interest owner for common areas, separate interest areas, and appurtenance common areas.</p> | <p>S/Floor S/Transportation & Housing – Passed 10-0 A/Floor – Passed 73-1 A/Housing & Comm. Devel. – Passed 7-0</p> |
| <p>AB 1205 Wieckowski</p> | <p>Mobilehome Residency Law: mediation program Would have enact the Mobilehome Residency Law Mediation Act to establish the Mobilehome Residency Law Mediation Fund, for funds collected by the Dept. of Housing & Community Development; would have imposed an unspecified monetary assessment on park owners and would have authorized an owner to impose an unspecified portion of that assessment on homeowners.</p> | <p>Dead</p> |
| <p>AB 1360 Torres</p> | <p>Common interest developments: electronic voting As amended 2014 Jun 15</p> <p>Would authorize an association to conduct electronic voting, as specified.</p> | <p>S/Judiciary – Failed passage A/Floor – Passed 69-3 A/Housing & Comm. Devel. – Passed 7-0</p> |
| <p>AB 1510 Nazarian</p> | <p>Income tax credits: seismic retrofits As amended 2014 May 15</p> <p>Would allow a tax credit for any seismic retrofit construction on a qualified building, including installation of an earthquake resistant bracing system for mobilehomes.</p> | <p>A/Appropriations A/Revenue & Taxation – Passed 9-0</p> |
| <p>AB 1636 Brown, et al</p> | <p>Water conservation As amended 2014 Apr 21</p> <p>Would prohibit a city or county, during a drought emergency declared by the Governor, from enforcing a law or ordinance requiring a resident to water his or her lawn. This bill would provide that a requirement imposed by a governmental entity or a public utility to limit, restrict, or conserve water during a drought emergency declared by the Governor does not constitute a diminution of rent or value of a premise or property</p> | <p>A/Local Government</p> |

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| <p>AB 1738 Chau</p> | <p>Common interest developments: dispute resolution As amended 2014 July 3</p> <p>Would require the resolution or agreement under an HOA's procedure for resolving these disputes between an HOA and a member to be in writing. The bill would authorize a member and an association to be assisted by an attorney or another person in explaining their positions at their own costs, as specified.</p> | <p>A/Floor S/Floor – Passed 34-0 S/Judiciary – Passed 7-0 A/Floor – Passed 77-0 A/Judiciary – Passed 10-0 A/Housing & Community Devel. – Passed 7-0</p> |
| <p>AB 2026 Stone</p> | <p>Mobilehome parks: sales As amended 2014 May 23</p> <p>Would, among related provisions, require the purchaser of a mobilehome in a mobilehome park to be presumed to have the financial ability to pay the rent and charges of the park, if purchaser has been approved for a loan to purchase the mobilehome that the purchaser intends to occupy.</p> | <p>A/Floor – Failed 26-34 A/Housing & Community Devel. – Passed 4-2</p> |
| <p>AB 2097 Morrell</p> | <p>Taxation: homeowners' exemption and renters' credit</p> <p>Would increase homeowners' exemption from \$7,000 to \$20,000, and renters' credit to \$340, as specified.</p> | <p>A/Revenue & Taxation</p> |
| <p>AB 2100 Campos</p> | <p>Common interest developments: local governments: yard maintenance: fine: drought Prohibits an association from imposing a fine or assessment against a member of a separate interest for reducing or eliminating watering of vegetation or lawns during any period for which the Governor has declared a state of emergency, or a local government has declared a local emergency, due to drought.</p> | <p>Chapter 164 (Statutes of 2014)</p> |

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| <p>AB 2104 Gonzalez</p> | <p>Common interest developments: water-efficient landscapes As amended 2014 Aug 12</p> <p>This bill would provide that a provision of the governing documents or of the architectural or landscaping guidelines or policies shall be void and unenforceable if it prohibits, or includes conditions that have the effect of prohibiting, low water-using plants as a group or as a replacement of existing turf, or if the provision has the effect of prohibiting or restricting compliance with a local water-efficient landscape ordinance or water conservation measure.</p> | <p>A/Floor S/Floor – Passed 34-0 S/Transportation & Housing – Passed 10-0 A/Floor – Passed 75-2 A/Housing & Comm. Devel. – Passed 7-0</p> |
| <p>AB 2175 Daly et al</p> | <p>Renters’ Tax Assistance Act As amended 2014 Apr 1</p> <p>Would create the Renter’s Tax Assistance Act within the Senior Citizens Property Tax Assistance and Postponement Law, as specified.</p> | <p>A/Appropriations A/Revenue & Taxation – Passed 6-3</p> |
| <p>AB 2188 Muratsuchi</p> | <p>Solar energy: permits As amended 2014 July 1</p> <p>Among other specifications, would prohibit a city, county, or city and county from conditioning the approval of any solar energy system permit on approval of that system by an association that manages a common interest development.</p> | <p>S/Floor S/Appropriations – Passed (28.8) S/Governance & Finance – Passed 6-1 A/Floor – Passed 58-8 A/Appropriations – Passed 14-0 A/Local Government – Passed 7-0</p> |
| <p>AB 2430 Maienschein</p> | <p>Common interest developments: transfer disclosures Require the cost for providing the required documents in a transfer or sales transaction to be itemized and billed separately; requires a seller to be responsible for paying the cost; and prohibits a seller from giving a prospective purchaser the required documents bundled with other documents.</p> | <p>Chapter 185 (Statutes of 2014)</p> |

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| <p>AB 2561 Bradford</p> | <p>Personal and entrepreneurial agriculture: restrictions As amended 2014 July 1</p> <p>Would void any provision of an CID governing document that effectively prohibits or unreasonably restricts the use of homeowner’s backyard for personal agriculture.</p> | <p>S/Floor S/Judiciary – Passed 7-0 S/Transportation & Housing – Passed 10-1 A/Floor – Passed 53-24 A/Local Government – Passed 5-1 A/Judiciary – Passed 6-3</p> |
| <p>AB 2587 Hernandez</p> | <p>Mobilehome parks: rent control</p> <p>Would authorize a local jurisdiction to publish a notice of a regional mobilehome park rent survey, and to consider the survey at a public hearing, as specified.</p> | <p>A/Housing & Community Devel.</p> |
| <p>SB 179 Roth</p> | <p>Mortgage loan originators Would have exempted 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>Dead</p> |
| <p>SB 180 Roth</p> | <p>Mobilehomes: sales: registration cards Would have required 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>Dead</p> |
| <p>SB 196 Cannella</p> | <p>Mobilehomes: utility rates posting Authorizes the owner of a master-metered mobilehome park to post specific current residential utility rate information as published by the serving utility on an Internet website, with specifications.</p> | <p>Chapter #201 (Stats. 2013)</p> |
| <p>SB 291 Hill</p> | <p>Public Utilities Commission: safety enforcement: gas and electrical systems Requires the Public Utilities Commission (PUC) to develop procedures to delegate citation authority to staff, under the direction of the executive director, to gas and electrical corporations for correction and punishment of safety violations; also requires the PUC to develop an appeals process to dispute citations issued by PUC staff.</p> | <p>Chapter #601 (Stats. 2013)</p> |
| <p>SB 489 Fuller</p> | <p>Water corporations: sewer system corporations: appointment of receiver Would have authorized 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>Dead</p> |

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| SB 510 Jackson | Land use: subdivisions: rental mobilehome park conversion Specifies that the results of a condo-conversion survey of residents be considered by the local agency in making its decision to approve, conditionally approve, or disapprove the map. Authorizes the local agency to 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. Authorizes local legislative bodies to, by ordinance or resolution, implement the survey requirements. | Chapter #373 (Stats. 2013) |
| SB 745 Cmte on Trans & Housing | Common interest developments Technical and non-controversial changes to various sections of the law dealing with housing. | Chapter #183 (Stats. 2013) |
| SB 992 Nielsen | Common interest developments: maintenance of exclusive areas: fines As amended 2014 May 28 Would prohibit an HOA from imposing a fine or assessment on separate interest owners reducing or eliminating watering of landscaping during Governor-declared, state of emergency droughts. | A/Floor A/Housing & Community Dev. – Passed 6-0 S/Floor – Passed 36-0 S/Trans & Housing – Passed 11-0 |
| SB 1026 Vidak | Common interest developments: assessment collection: notice As amended 2014 Apr 28 Would allow, under certain circumstances, an association governed by the Davis-Stirling Act to serve an owner or owner's representative with notice of a foreclosure action to collect delinquent assessments by posting a copy of the notice in a manner most likely to give actual notice to the party, as specified. | S/Judiciary |
| SB 1144 Galgiani | Common interest developments: local governments: yard maintenance fines: drought Would prohibit an HOA from imposing a fine or assessment on separate interest owners for yard maintenance issue related to under-watered landscaping during Governor-declared, state of emergency droughts. | S/Transportation & Housing |

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| <p>SB 1243 Lieu</p> | <p>Common interest developments: managers As amended 2014 Jun 30</p> <p>Would extend, to 2019, the sunset regulating the practice of common interest development managers.</p> | <p>A/Floor A/Appropriations – Passed 17-0 A/Business, Profession, etc – Passed 13-0 S/Floor – Passed 36-0 S/Appropriations – Passed 7-0 S/Business, Prof. & Econ. Devel. – Passed 9-0</p> |
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