

CALIFORNIA STATE SENATE SELECT COMMITTEE ON MANUFACTURED HOMES AND COMMUNITIES

2013-2014 LEGISLATIVE SESSION
Mobilehome Residency Law and related bills

Updated 2013 Aug 20

BILLS	SUBJECT	HISTORY (most recent action listed first)	NOTES
AB 188 Ammiano	Property taxation: change in ownership 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.	A/Revenue & Taxation	Sponsor: CA Tax Reform Association
AB 379 Brown	Manufactured housing: removal As amended 2013 Jun 12 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.	Enrolled A/Floor – Passed 77-0 S/Floor – Passed 33-0 S/Transportation & Housing – Passed 10-0 A/Floor – Passed 75-0 A/Housing & Community Development– Passed 7-0	Sponsor: CA Manufactured Housing Institute

<p>AB 692 Torres</p>	<p>Mobilehomes: loans As amended 2013 July 11</p> <p>Would change the name of the state Dept. of Housing and Community Development’s Mobilehome Park Purchase Fund to the Mobilehome Park Rehabilitation and Park Purchase Fund, and would authorize the department to provide loans from the fund to a mobilehome park owner, with specifications, for the purpose of rehabilitating park infrastructure, including water, sewage, and electrical systems, among other, as specified.</p>	<p>S/Transportation & Housing – Passed 10-0 A/Floor – Passed 60-13 A/Appropriations – Passed 12-5 A/Housing & Comm. Devel. – Passed 5-2</p>	<p>Sponsor: Golden State Mobile Homeowners League (GSMOL)</p>
<p>AB 968 Gordon</p>	<p>Common interest developments: elections As amended 2013 May 2</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>S/Transportation & Housing A/Floor – Passed 73-1 A/Housing & Comm. Devel. – Passed 7-0</p>	
<p>AB 1024 Torres</p>	<p>Real property: divided lands As amended 2013 July 8</p> <p>This bill exempts a stock cooperative or community apartment project from the Subdivided Lands Law under specified conditions and allows a stock cooperative or limited equity housing cooperative to be sold or leased subject to a blanket encumbrance under specified conditions.</p>	<p>S/Floor S/Appropriations – 28.8 S/Judiciary – Passed 5-1 S/Transportation & Housing – Passed 10-0 A/Floor – Passed 73-0 A/Appropriations – Passed 17-0 A/Judiciary – Passed 10-0 A/Housing & Community Devel. – Passed 7-0</p>	<p>Sponsor: Center for Cooperative Living</p>

<p>AB 1172 Bocanegra</p>	<p>Property tax: intercounty base year value transfers 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>AB 1205 Wieckowski</p>	<p>Mobilehome Residency Law: mediation program 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 & 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 & Community Development</p>	<p>Sponsor: Golden State Mobile Homeowners League (GSMOL)</p>
<p>AB 1360 Torres</p>	<p>Common interest developments: electronic voting As amended 2013 Jun 24</p> <p>Would authorize an association to conduct electronic voting, as specified.</p>	<p>S/Judiciary A/Floor – Passed 69-3 A/Housing & Comm. Devel. – Passed 7-0</p>	<p>Sponsor: Community Associations Institute</p>

<p>SB 179 Roth</p>	<p>Mortgage loan originators 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 & Financial Institutions</p>	<p>Sponsor: Western Manufactured Housing Communities Association (WMA)</p>
<p>SB 180 Roth</p>	<p>Mobilehomes: sales: registration cards 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 & Housing</p>	<p>Sponsor: Western Manufactured Housing Communities Association (WMA)</p>
<p>SB 196 Cannella</p>	<p>Mobilehomes: utility rates posting As amended 2013 Jun 25</p> <p>Would authorize 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>Enrolled S/Floor – Passed 36-0 A/Floor – Passed 76-0 A/Housing & Community Dev. – Passed 7-0 A/Utilities & Commerce - Passed 12-0 S/Floor – Passed 34-0 S/Energy, Utilities & Comm. – Passed 11-0 S/Judiciary – Passed 7-0</p>	<p>Sponsor: Western Manufactured Housing Communities Association (WMA)</p>

<p>SB 291 Hill</p>	<p>Public Utilities Commission: safety enforcement: gas and electrical systems As amended 2013 Jun 25</p> <p>This bill 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, and also requires the PUC to develop an appeals process to dispute citations issued by PUC staff.</p>	<p>A/Appropriations – Suspense File A/Utilities & Commerce – Passed 12-0 S/Floor – Passed 36-0 S/Appropriations – Passed 7-0 S/Energy, Utilities & Communications – Passed 11-0</p>	
<p>SB 489 Fuller</p>	<p>Water corporations: sewer system corporations: appointment of receiver 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 & Communications</p>	

<p>SB 510 Jackson</p>	<p>Land use: subdivisions: rental mobilehome park conversion As amended 2013 Aug 19</p> <p>Would specify 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. Would authorize 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. Would authorize local legislative bodies to, by ordinance or resolution, implement the survey requirements.</p>	<p>A/Floor A/Local Government – Passed 7-0 A/Housing & Community Development – Passed 5-2 S/Floor – Passed 21-16 S/Transportation & Housing – Passed 7-3</p>	<p>Sponsor: Golden State Mobile Homeowners League (GSMOL)</p>
<p>SB 745 Cmte on Trans & Housing</p>	<p>Common interest developments As amended 2013 Jun 25</p> <p>Makes technical and non-controversial changes to various sections of the law dealing with housing.</p>	<p>A/Floor – Consent Calendar A/Appropriations – Passed 17-0 A/Housing & Community Development – Passed 7-0 S/Floor – Passed 35-0 S/Transportation & Housing – Passed 11-0</p>	