

CALIFORNIA STATE SENATE SELECT COMMITTEE ON MANUFACTURED HOME COMMUNITIES

2015-2016 LEGISLATIVE SESSION

Mobilehome Residency Law and related bills

2015 April 20

BILLS	SUBJECT	HISTORY (most recent action listed first)
<p>AB 349 Gonzalez</p>	<p>Common interest developments: property use and maintenance</p> <p>Would make void and provision of the governing documents or architectural or landscaping guidelines or policies that prohibits use of low water-using landscapes that require not more than a specified amount of water.</p>	<p>A/Housing & Comm. Development Cmte</p>
<p>AB 428 Nazarian</p>	<p>Income tax credit: seismic retrofits</p> <p>Would allow a tax credit in amount equal to 30% for any seismic retrofit construction, with specifications.</p>	<p>A/Revenue & Taxation Committee</p>
<p>AB 476 Chang, et al</p>	<p>Taxation: homeowners' exemption and renters' credit As amended 2015 Mar 25</p> <p>Would increase, with specifications, homeowners' exemption from \$7,000 to \$25,000. Would increase, with specifications, renters' credit for qualified renters to \$428 and \$214 for adjusted gross incomes of \$50,000 and \$25,000 respectively.</p>	<p>A/Revenue & Taxation Committee</p>
<p>AB 571 Brown</p>	<p>Property taxation</p> <p>Would, among other provisions, authorize the local tax assessor to abate tax penalty if the assessee establishes that the failure to file the property statement or change in ownership statement within the specified time period was due to reasonable cause and circumstances beyond the assessee's control and occurred notwithstanding the exercise of ordinary care in the absence of willful neglect.</p>	<p>A/Revenue & Taxation Committee (Apr 27)</p>

<p>AB 587 Chau</p>	<p>Mobilehomes: payments: nonpayment or late payments As amended 2015 Mar 26</p> <p>Would 1) waive outstanding tax assessments on mobilehomes under VLF, as specified; 2) allows the current owner of a mobilehome to pay taxes reasonably owed from the date of sale, as specified; and 3) prohibit eviction from a mobilehome park for nonconformance of registration/title, as specified, when application for title is made prior to 1/1/2017.</p>	<p>A/Judiciary Committee (Apr. 28) A/Housing & Community Devel. – Passed 7-0</p>
<p>AB 596 Daly</p>	<p>Common interest developments: annual budget report As amended 2015 Apr 6</p> <p>Would require a CID's annual budget report to include a statement describing the status, including any change, of the CID as a FHA- and VA-approved condo project; as well as notice to membership as such.</p>	<p>A/Housing & Community Devel.</p>
<p>AB 657 Achadjian</p>	<p>Property taxation: change in ownership reporting</p> <p>In the case of probate, would require the statement of change of property ownership that is subject to local property taxation, as specified, be filed within 150 days after the date of death.</p>	<p>A/Judiciary Committee (Apr. 28)</p>
<p>AB 682 Williams</p>	<p>Electric and gas service: master-meter customers As amended 2015 Mar 26</p> <p>Would allow voluntary conversion of electric and natural gas master-meter service at mobilehome parks, as specified.</p>	<p>A/Housing & Community Dev. (Apr 29)</p>

<p>AB 697 Chu</p>	<p>Personal income tax: credits: senior citizen renters As amended 2015 Mar 26</p> <p>Would allow, as specified, a tax credit in an amount equal to the increase of a qualified residence in specified counties who is defined as a senior citizen meeting certain low-income requirements.</p>	<p>A/Revenue & Taxation Committee</p>
<p>AB 999 Daly</p>	<p>Mobilehomes: disposal As amended 2015 Apr 7</p> <p>Would add a section to MRL that would authorize the management of a mobilehome park to dispose of a mobilehome and its contents left upon the premises by a tenant or lienholder under specified circumstances. Would also require written notification requirements.</p>	<p>A/Floor A/Judiciary Committee – Passed 10-0</p>
<p>AB 1331 Oberholte</p>	<p>California Alternate Rates for Energy program: income verification</p> <p>Would require that CARE program participants who fail to respond to an income verification request shall be permanently barred from self-certified reenrollment in the CARE program.</p>	<p>A/Utilities & Commerce Cmte (Apr. 27)</p>
<p>SB 244 Vidak</p>	<p>Mobilehome: injunctions</p> <p>Would remove the sunset provision on MRL’s Civil Code 798.88.</p>	<p>A/Desk S/Floor – Passed 37-0 S/Judiciary Committee – Passed 7-0</p>
<p>SB 290 Vidak</p>	<p>Common interest developments As amended 2015 Apr 13</p> <p>Would allow the CID board to serve notice of foreclosure of a lien for delinquent assessments to an owner’s representative, as provided.</p>	<p>S/Judiciary Committee</p>

<p>SB 419 McGuire</p>	<p>Mobilehomes: homeowners: sale As amended 2015 Apr 6</p> <p>Would authorize a seller to display one sign of a generally accepted type design, as specified; require management, upon request, to provide to the seller, in writing, the info and standards management will use to review a prospective homeowner; would revise reference to a homeowner or other person selling a mobilehome, as specified.</p>	<p>S/Judiciary Committee</p>
<p>SB 434 Allen</p>	<p>Manufactured housing: vehicle license fee: property taxation</p> <p>Would require the owner of a manufactured home or mobilehome to request a transfer from the vehicle license fee to local property taxation in order for the MH to be installed as a fixture or improvement on real property.</p>	<p>S/Transportation & Housing Cmte (Apr. 21)</p>
<p>SB 477 Leyva</p>	<p>Property tax postponement: mobilehomes and floating homes</p> <p>Would authorize a qualified owner of a mobilehome or floating home to seek postponement of taxes, as specified, under provisions similar to other owners of real property.</p>	<p>S/Governance & Finance Cmte (Apr. 22)</p>
<p>SB 803 Cmte on Gov. & Finance</p>	<p>Property taxation</p> <p>Under tax law, would deem that a change in pro rata ownership interest in a mobilehome park (i.e. ROP) not be a considered a change in ownership, as specified.</p>	<p>S/Governance & Finance Committee</p>