

CALIFORNIA STATE SENATE SELECT COMMITTEE ON MANUFACTURED HOME COMMUNITIES

2015-2016 LEGISLATIVE SESSION

Mobilehome Residency Law and related bills

Updated 2015 October 12
(Next Update 2016 January)

BILLS	SUBJECT	HISTORY (most recent action listed first)
<p>AB 349 Gonzalez</p>	<p>Common interest developments: property use and maintenance Makes void a provision of the governing documents or architectural or landscaping guidelines or policies that prohibits use of artificial turf or any other synthetic surface that resembles grass. Further, prohibits a requirement that an owner of a separate interest remove or reverse water-efficient landscaping measures upon the conclusion of the state of emergency, as specified.</p>	<p>Chapter #266 (Statutes of 2015)</p>
<p>AB 428 Nazarian</p>	<p>Income tax credit: seismic retrofits Would have allowed a tax credit in amount equal to 30% for any seismic retrofit construction, with “at-risk” certification, and other specifications.</p>	<p>Vetoed Excerpt from Governor’s Veto message: <i>“Given ... financial uncertainties, I cannot support providing additional tax credits that will make balancing the state’s budget even more difficult.”</i></p>
<p>AB 476 Chang</p>	<p>Taxation: homeowners’ exemption and renters’ credit As amended 2015 Mar 25 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 – Suspense File</p>

<p>AB 571 Brown</p>	<p>Property taxation: property statement: change in ownership statement: penalty 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>Chapter #501 (Statutes of 2015)</p>
<p>AB 587 Chau</p>	<p>Mobilehomes: payments: nonpayment or late payments As amended 2015 Jun 23</p> <p>Would, with specifications, 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>S/Transportation & Housing Cmte A/Floor – Passed 78-0 A/Appropriations Cmte – Passed 17-0 A/Judiciary – Passed 10-0 A/Housing & Community Devel. – Passed 7-0</p>
<p>AB 596 Daly</p>	<p>Common interest developments: annual budget report Requires a CID's annual budget report of a condominium project to include a separate statement describing the status, including any change, of the CID as a FHA- and VA-approved condo project.</p>	<p>Chapter #184 (Statutes of 2015)</p>
<p>AB 657 Achadjian</p>	<p>Property taxation: change in ownership reporting 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</p>

<p>AB 682 Williams</p>	<p>Electric and gas service: master-meter customers Allows voluntary conversion of electric and natural gas master-meter service at mobilehome parks, as specified. Requires the state Dept. of Housing and Community Development to inspect alteration or conversion, as specified.</p>	<p>Chapter #581 (Statutes of 2015)</p>
<p>AB 697 Chu</p>	<p>Personal income tax: credits: senior citizen renters As amended 2015 Mar 26 Would allow, as specified, a tax credit in an amount equal to the increase of a qualified resident, in specified counties, who is defined as a senior citizen meeting certain low-income requirements.</p>	<p>A/Revenue & Taxation Committee</p>
<p>AB 786 Levine</p>	<p>Common interest developments: property use and maintenance Authorizes a homeowners association (HOA) to impose a fine or assessment against a homeowner of a separate interest that receives recycled water from a retail water supplier, as defined, and fails to use that recycled water for landscape irrigation.</p>	<p>Chapter #780 (Statutes of 2015)</p>
<p>AB 807 Stone</p>	<p>Real estate transfer fees: recorded documents As it relates to ROPs that are CIDs, requires changes in how property transfer fees are calculated and recorded.</p>	<p>Chapter #634 (Statutes of 2015)</p>
<p>AB 999 Daly</p>	<p>Mobilehomes: disposal Authorizes mobilehome park management, upon written notice, to streamline the removal of an abandoned mobilehome and its contents left upon the premises by a tenant or lienholder under specified circumstances. Would also require written notification requirements, among other provisions.</p>	<p>Chapter #376 (Statutes of 2015)</p>

<p>AB 1040 Ting</p>	<p>Property taxation: change in ownership As amended 2015 Jul 6</p> <p>As it may apply to common interest developments, in regards to change of ownership or control of limited liability company or corporation, this bill would require a person or legal entity acquiring ownership interests to file a change of ownership statement with the State Board of Equalization, as specified.</p>	<p>S/Governance & Finance Committee A/Floor – Passed 79-0 A/Revenue & Taxation – Passed 9-0</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 – Failed 5-9; granted reconsideration</p>
<p>AB 1448 Lopez</p>	<p>Personal energy conservation: real property restrictions As amended 2015 Sep 4</p> <p>Would make any provision of a governing document, as specified, void and unenforceable if it effectively prohibits or unreasonable restricts the use of a clothesline, or as otherwise defined, in an owners' backyard, excepting reasonable restrictions. Would only apply to backyards that are designated for the use of the owner.</p>	<p>Chapter #602 (Statutes of 2015)</p>
<p>SB 244 Vidak</p>	<p>Mobilehome: injunctions Removes the sunset provision on MRL's Civil Code 798.88.</p>	<p>Chapter #176 (Statutes of 2015)</p>
<p>SB 290 Vidak</p>	<p>Common interest developments: assessment collection: foreclosure: notice 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 Authorizes a seller to display one sign of a generally accepted type design, as specified; allow park to establish reasonable rules governing conduct of open houses; requires management, upon written request, to provide to the seller, in writing, the info and standards management will use to review a prospective homeowner.</p>	<p>Chapter #288 (Statutes of 2015)</p>
<p>SB 434 Allen</p>	<p>Manufactured housing: vehicle license fee: property taxation As amended 2015 May 20 Would require the assessor to transfer a manufactured home from the vehicle license fee to local property where the assessor finds that the MH has been rebuilt to the substantial equivalent of a new residential structure, as specified; and would restructure the tax valuation, as specified.</p>	<p>A/Housing & Comm. Devel. Committee S/Floor – Passed 38-0 S/Governance & Finance Cmte – Passed 6-0 S/Trans. & Housing Cmte – Passed 9-0</p>
<p>SB 477 Leyva</p>	<p>Property tax postponement: mobilehomes and floating homes As amended 2015 Aug 18 Would authorize a qualified owner of a mobilehome to seek postponement of taxes, as specified, under provisions similar to other owners of real property.</p>	<p>A/Appropriations - Suspense A/Revenue & Taxation – Passed 9-0 A/Local Government Cmte – Passed 7-0 S/Floor – Passed 40-0 S/Appropriations Committee – Passed 7-0 S/Governance & Finance Cmte – Passed 7-0</p>
<p>SB 552 Wolk</p>	<p>Public water systems: disadvantaged communities: consolidation or extension of service As amended 2015 Jul 7 Would allow a community within a mobilehome park to be qualified as a “disadvantaged community”, for the purpose of receiving adequate supply of safe drinking water, under the California Safe Drinking Water Act, with specifications.</p>	<p>A/Rules S/Floor – Passed 31-5 S/Appropriations – Passed 5-0 S/Environmental Quality – Passed 6-0</p>

<p>SB 801 Cmte on Governance and Finance</p>	<p>Property tax postponement Removes references regarding the eligibility of mobilehome properties to participate in the Property Tax Postponement program, but adds references specifying that co-op properties are eligible.</p>	<p>Chapter #391 (Statutes of 2015)</p>
<p>SB 803 Cmte on Gov. & Finance</p>	<p>Property taxation Under tax law, deems that a change in pro rata ownership interest in a mobilehome park (i.e. ROP) not be considered a change in ownership, as specified.</p>	<p>Chapter #454 (Statutes of 2015)</p>