

CALIFORNIA STATE SENATE SELECT COMMITTEE ON MANUFACTURED HOMES AND COMMUNITIES

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

Updated 2013 Mar 28

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/Rev &amp; Tax (Apr. 1)</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/Housing (Apr. 3)</p>	<p>Sponsor: CA Manufactured Housing Institute</p>

<p><b>AB 637</b> Torres, Levine</p>	<p><b>Common interest developments</b></p> <p>Expands the obligations and responsibilities of member-owners, in a common interest development, for repair and maintenance of common areas.</p>	<p>A/Housing &amp; Comm. Devel</p>	<p>Sponsor: Executive Council of Homeowners (ECHO)</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; Comm. Devel</p>	<p>Sponsor: Golden State Mobile Homeowners League (GSMOL)</p>
<p><b>AB 968</b> Gordon</p>	<p><b>Common interest developments: elections</b></p> <p>Would authorize a CID with not more than 6 separate interests to conduct an election of directors, as specified.</p>	<p>A/Housing (Apr. 17)</p>	
<p><b>AB 1024</b> Torres</p>	<p><b>Real property: divided lands</b></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/Housing (Apr. 17)</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><b>AB 1205</b> Wieckowski</p>	<p><b>Mobilehome Residency Law: mediation program</b> As amended: 2013 Mar 21</p> <p>Would create the Mobilehome Residency Law Mediation Act and would 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 landlords for each mobilehome within the community and a \$250 late fee.</p>	<p>A/Housing (Apr. 17)</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></p> <p>Would authorize an association to conduct electronic voting, as specified, would also require an association to provide a paper ballot to members who would not vote electronically.</p>	<p>A/Housing &amp; Comm. Devel.</p>	<p>Sponsor: Community Associations Institute</p>

<p><b>SB 196</b> Cannella</p>	<p><b>Mobilehomes: utility rates posting</b></p> <p>Would authorize the owner of a mobilehome park to post utility rate information on an Internet website in lieu of posting the information in a conspicuous place in the park.</p>	<p>S/Judiciary</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/Energy, Util. &amp; Comm (Apr. 2)</p>	
<p><b>SB 489</b> Fuller</p>	<p><b>Water corporations: sewer system corporations: appointment of receiver</b></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, Util. &amp; Comm (Apr. 16)</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/Trans &amp; Housing (Apr. 23)</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></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/Trans &amp; Housing (Apr. 16)</p>	