

2013-2014 LEGISLATIVE SESSION
Mobilehome Residency Law and related bills

Final Update - 2014 October 7

BILLS	SUBJECT	FINAL ACTION
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 Changes the name of HCD's Mobilehome Park Rehabilitation Fund to Mobilehome Park Rehabilitation and Purchase Fund; requires 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; authorizes 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.	Chapter #493 (Statutes of 2014)
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 (Statutes of 2013)
AB 569 Chau	Real property: divided lands: co-ops, CIDs Among other provisions, exempts 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.	Chapter #661 (Statutes of 2014)

AB 968 Gordon	Common interest developments: elections Specifies the responsibilities of the HOA and each separate interest owner for common areas, separate interest areas, and appurtenance common areas.	Chapter #405 (Statutes of 2014)
AB 1205 Wieckowski	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.	Dead
AB 1360 Torres	Common interest developments: electronic voting Would have authorized an HOA to conduct electronic voting, as specified.	Failed
AB 1510 Nazarian	Income tax credits: seismic retrofits Would have allowed a tax credit for any seismic retrofit construction on a qualified building, including installation of an earthquake resistant bracing system for mobilehomes.	Dead
AB 1636 Brown, et al	Water conservation Would have prohibited 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, with specifications.	Dead
AB 1738 Chau	Common interest developments: dispute resolution Requires the resolution or agreement under an HOA's procedure for resolving these disputes between an HOA and a member to be in writing. Authorizes a member and an association to be assisted by an attorney or another person in explaining their positions at their own costs, as specified.	Chapter #411 (Statutes of 2014)

<p>AB 2026 Stone</p>	<p>Mobilehome parks: sales Would have, 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>Failed</p>
<p>AB 2097 Morrell</p>	<p>Taxation: homeowners' exemption and renters' credit Would have increased homeowners' exemption from \$7,000 to \$20,000, and renters' credit to \$340, as specified.</p>	<p>Dead</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>
<p>AB 2104 Gonzalez</p>	<p>Common interest developments: water-efficient landscapes Provides 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>Chapter #421 (Statutes of 2014)</p>
<p>AB 2175 Daly et al</p>	<p>Renters' Tax Assistance Act Would have created the Renter's Tax Assistance Act within the Senior Citizens Property Tax Assistance and Postponement Law, as specified.</p>	<p>Dead</p>

<p>AB 2188 Muratsuchi</p>	<p>Solar energy: permits Among other specifications, prohibits 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>Chapter #521 (Statutes of 2014)</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>
<p>AB 2561 Bradford</p>	<p>Personal and entrepreneurial agriculture: restrictions Voids any provision of a CID governing document that effectively prohibits or unreasonably restricts the use of homeowner's backyard for personal agriculture.</p>	<p>Chapter #584 (Statutes of 2014)</p>
<p>AB 2587 Hernandez</p>	<p>Mobilehome parks: rent control Would have authorized 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>Dead</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 (Statutes of 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 (Statutes of 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>
<p>SB 510 Jackson</p>	<p>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.</p>	<p>Chapter #373 (Statutes of 2013)</p>
<p>SB 745 Cmte on Trans & Housing</p>	<p>Common interest developments Technical and non-controversial changes to various sections of the law dealing with housing.</p>	<p>Chapter #183 (Statutes of 2013)</p>

<p>SB 992 Nielsen</p>	<p>Common interest developments: maintenance of exclusive areas: fines Provides that a provision of the governing documents is void if it requires pressure washing the exterior of a separate interest and any exclusive use common area appurtenant to the separate interest during a state or local government declared drought emergency.</p>	<p>Chapter #434 (Statutes of 2014)</p>
<p>SB 1026 Vidak</p>	<p>Common interest developments: assessment collection: notice Would have allowed, 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.</p>	<p>Dead</p>
<p>SB 1144 Galgiani</p>	<p>Common interest developments: local governments: yard maintenance fines: drought Would have prohibited 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.</p>	<p>Dead</p>
<p>SB 1243 Lieu</p>	<p>Common interest developments: managers Extends, to 2019, the sunset regulating the practice of common interest development managers.</p>	<p>Chapter #395 (Statutes of 2014)</p>