Date of Hearing: July 2, 2025

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT
Matt Haney, Chair
SB 749 (Allen) – As Amended May 6, 2025

SENATE VOTE: 27-10

SUBJECT: Mobilehome parks: closure, cessation, or change of use

SUMMARY: Enacts new notice and purchase offer requirements that mobilehome park management must comply with when a park is closing, ceasing operations, or converting to another use. Specifically, **this bill**:

1) Requires previous homeowners of a mobilehome park destroyed as a result of wildfire or other natural disaster and rebuilt at the same location to receive specified notices regarding the potential closure, cessation, or conversion of the mobilehome park in the same manner as current homeowners of the mobilehome park.

2) Provides that previous homeowners are not obligated to pay rent for their tenancy in a mobilehome park during the time at which they are unable to live in the mobilehome park following a wildfire or other natural disaster.

3) Requires management, at least 12 months prior to the anticipated date of closure, cessation, or change of use of a park, to provide a notice of the proposed change to each affected tenant and to affected public entities. Requires the notice to be provided in addition to any termination of tenancy notices required by specified law, and to contain all of the following:

    a) A statement that the owner intends to close, cease operations, or change the use of the mobilehome park;

    b) The anticipated date of closure, cessation, or change of use;

    c) A statement that a subsequent notice of the proposed change will be provided at least six months prior to the anticipated date of closure, cessation, or change of use; and

    d) A statement that the notice of opportunity to submit an offer to purchase has been sent to qualified entities, is attached to or included in the notice, and is posted in the common area of the park.

4) Requires management, at least six months prior to the anticipated date of closure, cessation, or change of use, to provide a notice of the proposed change to each affected tenant and to affected public entities, which contains all of the following:

    a) The anticipated date of closure, cessation, or change of use;

    b) A statement that a copy of the notice will be sent to the local government where the mobilehome park is located, to the appropriate local public housing authority, and to the Department of Housing and Community Development (HCD);

c) The name and telephone number of the local government, the appropriate local public housing authority, HCD, and a legal services organization that can be contacted to request additional written information about an owner's responsibilities and the rights and options of an affected tenant; and

d) In addition to the information provided in the notice to the affected tenant, the notice to the affected public entities must contain information regarding the number of affected residents in the project, the number of spaces that are rent controlled or rent stabilized, and the ages and income of the affected tenants, the owner's plans for the park, timetables or deadlines for actions to be taken or specific governmental approvals that are required to be obtained, the reason the owner seeks closure, cessation, or change of use, and any contacts management has made or is making with other governmental agencies or other interested parties in connection with the notice.

5) Requires the owner proposing the closure, cessation, or change of use to provide additional notice of any significant changes to the six-month notice within seven business days to each affected tenant and to the affected public entities. Defines "significant changes" to include, but not be limited to, any changes to the date of closure, cessation, or change of use.

6) Provides that this bill does not require management to obtain or acquire additional information that is not contained in the existing tenant and mobilehome park records, or to update any information in the mobilehome park's records, and management shall not be held liable for any inaccuracies contained in these records or from other sources, or liable to any party for providing this information.

7) Requires service of the notice to the affected tenants to be made by first-class mail postage prepaid.

8) Requires service of notice to the local government, the appropriate local public housing authority, and HCD to be made by either first-class mail postage prepaid or electronically to any public entity that has provided an email address for that purpose.

9) Requires any management subject to this bill to also provide a copy of any notices issued to affected tenant households under the bill to any prospective tenant at the time the prospective tenant is interviewed for eligibility.

10) Requires the Director of HCD to approve forms to be used by management to comply with specified requirements under the bill. Once the Director has approved the forms, requires management to use the approved forms.

11) Allows an affected public entity or affected tenant, including a group of affected tenants that meets the requirements of a resident organization, to pursue injunctive relief for a violation of this bill and allows a court to award attorney's fees and costs to a prevailing plaintiff in a judicial action brought under this provision.

12) Prohibits an owner of a mobilehome park from pursuing closure, cessation, or change of use unless management has provided each qualified entity an opportunity to submit an offer to purchase the development, as specified.

13) Provides that an entity is not eligible to be certified as a qualified entity unless it is any of the following:

    a) The resident organization of the mobilehome park;

    b) Local nonprofit organizations and public agencies; or

    c) Regional or national nonprofit organizations and regional or national public agencies.

14) Requires HCD to establish a process for certifying an entity listed under 13) above as a qualified entity based on demonstrated relevant prior experience in California and current capacity as capable of operating the housing and related facilities for its remaining useful life, either by itself or through an agent.

15) Requires HCD to maintain and update annually a list of entities that are certified under 14) above.

16) Requires management, if the owner decides to pursue closure, cessation, or change of use, or otherwise dispose of the mobilehome park under this bill, to first give notice of the opportunity to offer to purchase to each qualified entity, as well as to those qualified entities that directly contact management. Requires the notice of the opportunity to offer to purchase to be given before or concurrently with the 12-month notice required under 3) above for a period of at least 12 months, and requires management to contact HCD to obtain the list of qualified entities.

17) Requires the notice of the opportunity to offer to purchase to conform to specified requirements and to be sent to the entities by registered or certified mail, return receipt requested, and requires management to post a copy of the notice in a conspicuous place in the common area of the mobilehome park.

18) Requires the initial notice of a bona fide opportunity to submit an offer to purchase to contain all of the following:

    a) A statement that each of the types of entities under 13) above or any combination thereof has the right to purchase the development under this bill;

    b) A statement that management will make available to each of the types of entities under 13) above, within 15 business days of receiving a request for such a statement, that includes all of the following:

        i) Itemized lists of monthly operating expenses for the property;

        ii) Capital improvements, as determined by the management, made within each of the two preceding calendar years at the park;

        iii) The amount of project property reserves;

        iv) Copies of the two most recent financial and physical inspection reports on the property, if any, filed with a federal, state, or local agency;

        v) The most recent rent roll for the property listing the rent paid for each unit;

vi) A statement of the vacancy rate at the property for each of the two preceding calendar years; and

vii) The terms of assumable financing, if any, and proposed improvements to the property to be made by the management in connection with the sale, if any.

c) A statement that management has satisfied all notice requirements unless the notice of opportunity to submit an offer to purchase is delivered more than 12 months before the anticipated date of closure, cessation, or change of use.

19) Requires a qualified entity that elects to purchase a mobilehome park to make a bona fide offer to purchase the development at the market value determined as specified, subject to the requirements of this bill. Requires a qualified entity's bona fide offer to purchase to be submitted within 270 days of the notice of the opportunity to submit an offer under 16) above, to identify whether it is a resident organization, nonprofit organization, public agency, or profit-motivated organizations or individuals, and certify, under penalty of perjury, that it is qualified under 14) above by HCD.

20) Requires management, if it has received a bona fide offer from one or more qualified entities within the first 270 days from the date of an owner's bona fide notice of the opportunity to submit an offer to purchase, to notify HCD of all such offers within 90 days and to accept a bona fide offer from a qualified entity to purchase and execute a purchase agreement.

21) Requires the market value of the property to be determined by negotiation and agreement between the parties. If the parties fail to reach an agreement regarding the market value, the market value shall be determined by an appraisal process initiated by management's receipt of the bona fide offer, which must specifically reference the appraisal process under this provision as the means for determining the final purchase price.

22) Allows the owner or the qualified entity, or both, to request that the fair market value of the property's highest and best use, based on current zoning, to be determined by an independent appraiser qualified to perform mobilehome park appraisals, who must be selected and paid by the requesting party.

23) Requires all appraisers to possess qualifications equivalent to those required by members of the Appraisal Institute and to be certified by HCD as having sufficient experience in appraising comparable properties in California.

24) Provides that if the appraisals differ by less than 5%, the market value and sales price must be set at the higher appraised value. If the appraisal values differ by more than 5%, allows the parties to elect to have the appraisers negotiate a mutually agreeable market value and sales price, or jointly select a third appraiser whose determination of market value and the sales price must be binding.

25) Allows management, if it does not receive a bona fide offer from one or more qualified entities within the 270 day period, or if after the 270 day period all bona fide offers are withdrawn, to do any of the following:

a) Sell the property to any buyer;

b) Maintain ownership of the property and continue its operation as a mobilehome park; or

c) Pursue closure, cessation, or change of use of the mobilehome park under the requirements of this bill and all other applicable laws.

26) Requires HCD to undertake the following responsibilities and duties:

a) Maintain a form containing a summary of rights and obligations under this bill and make that information available to owners of mobilehome parks as well as to resident organizations, local nonprofit organizations, regional or national nonprofit organizations, public agencies, and other entities with an interest in preserving the state's mobilehome parks;

b) Upon receipt of a notice of intent, to make the list of qualified entities created under 14) above available to the management proposing the closure, cessation, or change of use. If HCD does not make the list available at any time, management's agent shall only be required to send a written copy of the opportunity to submit an offer to purchase notice to the qualified entities which directly contact management and to post a copy of the notice in the common area;

c) Monitor compliance with this bill by owners of mobilehome parks; and

d) Refer violations of this bill to the Attorney General for appropriate enforcement action.

27) Allows the provisions of this bill to be enforced either in law or in equity by any affected tenant, any qualified entity entitled to exercise the opportunity to purchase and right of first refusal under this bill, a group of affected tenants that meet the requirements of a resident organization, or any affected public entity that has been adversely affected by an owner's failure to comply with this bill. In any judicial action brought under this allowance, permits a court to waive any bond requirement and to award attorney's fees and costs to a prevailing plaintiff.

28) Allows management to rely on the statements, claims, or representations of any person or entity that the person or entity is a qualified entity, as specified, unless management has actual knowledge that the purchaser is not a qualified entity.

29) If the person or entity is not a qualified entity, as specified, prohibits that fact, in the absence of actual knowledge, from giving rise to any claim against management for a violation of this bill.

30) States the intent of the Legislature that the provisions of this bill are in addition to, but not preemptive of, applicable federal laws governing the sale or other disposition of a development that would result in a discontinuance of its use as a mobilehome park.

31) Requires HCD to comply with any obligations under this bill through the use of standards, forms, and definitions adopted by HCD. Allows HCD to review, adopt, amend, and repeal the standards, forms, or definitions to implement this bill. Exempts standards, forms, or definitions adopted to implement this bill from the requirements of the Administrative Procedure Act (APA), as specified.

32) Provides that nothing in this bill impairs, preempts, or affects the authority of a local government to adopt, maintain, or enforce an ordinance, rule, regulation, or initiative measure that provides equal or greater protection to affected tenants.

33) Defines the following terms for the bill's purposes:

   a) "Affected public entities" means:

      i) The mayor of the city in which the mobilehome park is located, or, if located in an unincorporated area, the chair of the board of supervisors of the county;

      ii) The appropriate local public housing authority, if any; and

      iii) HCD.

   b) "Affected tenant" means a homeowner, as specified under the Mobilehome Residency Law (MRL), who has tenancy in a mobilehome park at the time notice is required to be provided under this bill;

   c) "Management" means the owner of a mobilehome park or representative authorized to act on their behalf in connection with matters related to the mobilehome park;

   d) "Offer to purchase" means an offer from a qualified or nonqualified entity that is nonbinding on management;

   e) "Qualified entity" means an entity that HCD has certified as a qualified purchaser under 14) above; and

   f) "Resident organization" means a group of tenants who have formed a nonprofit corporation, cooperative corporation, or other entity or organization, as specified under the MRL.

EXISTING LAW:

1) Requires a park manager, in the case of a change of use of the park or any portion of the park, to provide the park residents at least 60 days' written notice that the management will request change of use permits from a local agency. (Civil Code (CIV) Section 798.56(g))

2) Requires a park manager, after all required change of use permits have been approved, to give park residents at least six months written notice of termination of tenancy. If the change of use does not require a local government permit, notice shall be given 12 months or more prior to a park manager's determination that a change of use will occur. (CIV 798.56(g))

3) Requires that, prior to the conversion or closure of a park, the individual or entity proposing the change submit a report to the local agency that includes a replacement and relocation plan to mitigate the impact on displaced residents. If a displaced resident is unable to relocate to another park, they must be paid the market value of the mobilehome, as specified. (Government Code (GOV) 65863.7)

4) Requires a legislative body, prior to approving any change of use of a park, to make a finding as to whether the park closure and conversion to new use will result in or contribute

to a shortage of housing opportunities for low- and moderate-income households within the local jurisdiction. (GOV 65863.7)

5) Requires a mobilehome park owner to provide written notice of their intention to sell the mobilehome park not less than 30 days nor more than one year before entering into a written listing agreement with a licensed real estate broker for the sale of the park, or offering to sell the park to any party. Requires the written notice to be provided by first-class mail or by personal delivery to the president, secretary, and treasurer of any resident organization formed by homeowners in the mobilehome park as a nonprofit corporation, stock cooperative corporation, or other entity for purposes of converting the mobilehome park to condominium or stock cooperative ownership interests and for purchasing the mobilehome park from the management. (CIV 798.80(a))

6) Provides that if a park is destroyed due to a natural disaster, and the manager elects to rebuild the park, they shall offer residents who previously lived in the park the right to return, as follows: the offer shall be on substantially the same terms as the prior rental agreement, except for adjustments to reflect costs of rebuilding the park, as specified; the offer shall be made at least 240 days (8 months) before the park reopens, as specified and residents shall have 60 days to accept the offer; and the offer shall not be transferable. Requires the park manager to provide any park resident, upon request, a statement of the costs and expenses incurred in rebuilding the park and how these costs relate to any adjustments in the rental agreement terms. (CIV 798.62)

7) Establishes the Preservation Notice Law (PNL), which requires an owner of an assisted housing development to provide notice of the proposed termination of a subsidy contract, the expiration of rental restrictions, or prepayment to each affected tenant, as well as affected public entities, at least 12 months and at least six months prior to the anticipated date of the termination, expiration, or prepayment, as specified. (GOV 65863.10)

FISCAL EFFECT: Unknown.

COMMENTS:

Author's Statement: According to the author, "California has a housing affordability crisis. Mobilehomes are the largest source of unsubsidized affordable housing in the country and provide important homeownership opportunities for many Californians. Mobilehome owners tend to be older and poorer than the average renter. HCD acknowledges that preserving this housing option is critical to meeting the state's housing needs. Mobilehome parks are at increasing risk of closure, exacerbated by impacts of wildfires. To address the risk of conversion of at-risk units to market-rate, the state began to adopt affordable housing preservation laws starting in 1987. SB 749 adapts preservation notice law to apply to mobilehome parks, creating a pathway for residents and qualified nonprofits to offer competitive bids to preserve mobilehome parks and prevent their closure or conversion."

Background: More than 700,000 people live in California's approximately 4,700 mobilehome parks. Mobilehomes are not truly mobile, in that it is often cost prohibitive to relocate them. The cost to move a mobilehome ranges from $2,000 to upwards of $20,000 depending on the size of the home and the distance traveled. A mobilehome owner whose home is located in a mobilehome park does not own the land the unit sits on, and must pay rent and fees for the land

and any community spaces to their parkowner, unless the park is collectively owned by the residents, in which case the resident organization operates like a homeowners association.

The Mobilehome Residency Law (MRL) extensively regulates the relationship between landlords and homeowners who occupy a mobilehome park. A limited number of provisions also apply to residents who rent, as opposed to own, their mobilehome. The MRL has two parts: Articles 1 through 8 apply to most mobilehome parks and Article 9 applies to resident-owned parks or parks which are established as a subdivision, cooperative or condominium. The provisions cover many issues, including, but not limited to: 1) the rental and lease contract terms and specific conditions of receipt and delivery of written leases, park rules and regulations, and other mandatory notices; 2) mandatory notice and amendment procedures for mobilehome park rules and regulations; 3) mandatory notice of fees and charges, and increases or changes in them; and 4) specified conditions governing mobilehome park evictions. A dispute that arises regarding the MRL generally must be resolved in a civil court of competent jurisdiction.

HCD oversees several areas of mobilehome law, including health and safety standards, registration and titling of mobilehomes and parks, and, through the Mobilehome Ombudsman, assists the public with questions or problems associated with various aspects of mobilehome law. The Mobilehome Ombudsman provides assistance by taking complaints and helping to resolve and coordinate the resolution of those complaints. However, the Ombudsman does not have enforcement authority for the MRL, and cannot arbitrate, mediate, negotiate, or provide legal advice on mobilehome park rent disputes, lease or rental agreements, but may provide general information on these issues. The Mobilehome Residency Law Protection Program at HCD also intakes resident complaints regarding alleged violations of the MRL and refers complaints to legal service providers.

Preserving Mobilehome Parks: The state's mobilehome parks are home to hundreds of thousands of Californians, many of whom are seniors, veterans, and people with disabilities living on fixed incomes in what has become one of the last naturally affordable housing options in California's extreme housing crisis. Many homeowners have a significant financial investment in their homes and yards, though the land itself does not belong to them and their homes often depreciate in value and must be purchased with high-interest "chattel loans" because they are not considered real property. Displacement due to a park closure, conversion, or change of use can be disruptive and expensive, as residents face a dilemma between attempting to move their homes, finding a new place to live which may be much less affordable, or sometimes simply abandoning their home.

Until recently, state law outlined a process for mobilehome park owners to apply for approval from local authorities to close a park or convert the property to another use. Despite this requirement, hundreds of mobilehome and recreational vehicle parks in California were closed or converted between 1998 and 2019. To address concerns about losing mobilehomes – an important form of naturally occurring affordable housing – AB 2782 (M. Stone, Chapter 35, Statutes of 2020) aimed to strengthen the process for approval of mobilehome park conversion as follows: requiring park owners to pay market value for the mobilehome of a park resident who is unable to successfully relocate to another park; requiring a local jurisdiction, prior to approving a proposed change in use for a mobilehome park, to make a finding as to whether the change in use will result in a reduction in affordable housing within the jurisdiction; and extending, from 15 to 60 days, advance notice of the public hearing about a park closure that park owners must give their before terminating tenancy.

Preserving Assisted Housing Developments*:* Finding that federal notice laws do not go far enough in warning tenants and local governments of the potential loss of affordable homes or in encouraging preservation transfers, California enacted its own state Preservation Notice Law (PNL) in 1987. Government Code Sections 65863.10-13 contain a series of provisions designed to give tenants in affordable housing sufficient time to understand and prepare for potential rent increases, as well as to provide tenant organizations, local governments, and potential preservation buyers with an opportunity to preserve property that has soon-to-expire affordability restrictions. Made permanent in 2011, the PNL has become a critical tool for preservation in the state as it has increased opportunities for preservation transfers, thereby extending affordability of developments with existing lower-income tenants for an additional 30-55 years and preventing displacement and possible homelessness when affordable properties revert to market rates.

California's PNL requires owners of affordable housing looking to convert to market rate to give notice of the opportunity to submit a purchase offer at full market value, one year in advance, to potential buyers interested in preserving affordability. PNL also requires owners to notify tenants, as well as the state and local governments, of the impending affordability expirations. Last year, AB 2926 (Kalra), Chapter 281, strengthened PNL by deleting the option for an owner to hold on to a property that is subject to affordability expiration and potentially convert it to market rate in five years. Instead, now an owner must either sell the property to a qualified preservation buyer at fair market value, or re-restrict the development as affordable housing for at least another 30 years. HCD monitors compliance, and the PNL allows affected tenants and local governments the right to enforce the law via legal remedies.

PNL for Mobilehome Parks: Under current law, when a manager or owner plans to convert, close, or change the use of a mobilehome park, they must provide notice to park residents at least 60 days prior to appearing before a local agency to request change of use permits. Once all permits have been approved, the manager must provide at least six months' notice to park residents of termination of tenancy. If no permits are needed, the manager must provide at least 12 months' notice to park residents prior to determining change of use. In addition, the owner must file a mitigation report with the local agency and has the right to request a hearing. If a hearing occurs, the owner must provide copies of the report to park residents at least 60 days prior to the hearing. If no hearing occurs, the owner must provide copies of the report to park residents along with the termination of tenancy notices. When an owner is planning to sell a park, they must provide notice of intent to sell at least 30 days prior to listing to any resident organization (if one exists at the park) and other specified entities.

This bill in essence establishes a PNL for mobilehome parks. Similar to PNL, this bill would prohibit a park owner from pursuing closure, cessation, or change of use unless they have first provided qualified entities an opportunity to submit an offer to purchase the park. It requires that park management provide a notice of opportunity to purchase the park to qualified entities and affected tenants in the park at least 12 months prior to the anticipated closure or change date. For the purposes of these provisions, an "affected tenant" is defined as a homeowner who has a tenancy in a mobilehome park at the time that the notice is required to be provided. An "affected public entity" is defined as the mayor of the city in which the mobilehome park is located, or if in an unincorporated part of the county, the chair of the board of supervisors, any local public housing authority, and HCD.

In addition to these notice requirements, SB 749 would require a process for certain qualified entities to make bona fide offers to purchase the mobilehome park. The park owner would be

required to provide qualified entities the opportunity to submit an offer to purchase the development by sending an initial notice of a bona fide opportunity to offer to each qualified entity at least 12 months before the anticipated closure or change of use. This notice would need to specify that qualified entities have a right to purchase the development, and include a statement that the park management will make available at request certain data, including an itemized list of monthly operating expenses for the property and capital improvements made within the past two years. This bill requires park management to accept a bona fide offer to purchase the park at market price if the offer is received within 270 days of the notice of opportunity to purchase, and provides an appraisal process for determining the market value of the property. If the park does not receive an offer within those 270 days or all offers are withdrawn, the park owner may sell the park to any buyer, continue to operate the park, or close, cease, or change the use of the park. Also similar to PNL, this bill requires HCD to establish a process to certify qualified entities and to maintain and annually update a list of certified entities.

SB 749 provides for enforcement of this bona fide offer process by an affected tenant, any qualified entity entitled to make a bona fide offer, a group of affected tenants that meets the requirements for a resident organization, or any affected public entity that has been adversely affected by the owner's failure to comply with the process. In any such legal action, the court may waive any bond requirements and may award attorney's fees and costs to a prevailing plaintiff. However, the bill provides that an owner may rely on an entity's statement that it is a qualified entity, unless the owner actually knows that the entity is not a qualified entity.

Preserving Mobilehome Parks Destroyed by a Natural Disaster*:* California's recent spate of wildfires has struck the wildland-urban interface especially hard. Some mobilehome parks in these areas have been destroyed. Until recently, the destruction of a mobilehome park rendered the lease agreement void: the park resident's duty to pay rent was eliminated, but so was any right to return, even if the park was rebuilt. Under SB 274 (Dodd), Chapter 504, Statutes of 2019, a park that chooses to rebuild after a natural disaster must offer tenancies to the former residents at least 240 days prior to reopening, on substantially similar terms as prior to the natural disaster, except for adjustments to reflect the cost of the rebuild. The park must make this offer through specified procedures intended to help ensure that former residents will receive notice of the offer. The offer would expire 60 days after being made, unless accepted or rejected prior to that date.

This bill would additionally require the park manager to provide notice to previous park residents in the same manner as current park residents. The author notes that this provision is intended to ensure that residents who are in limbo during the rebuilding of the park are reached. It also prohibits park residents from being charged rent during the period they are unable to live in the park before it is rebuilt.

Arguments in Support: According to the California Housing Partnership, "To address the risk of affordable housing converting to market-rate, Preservation Notice Law was adopted. However, it only applies to subsidized affordable housing. This bill adapts Preservation Notice Law to mobilehome parks, an important source of affordable housing, and clarifies the right of residents of a park after a disaster. Specifically, this bill establishes a 12- month timeline for noticing residents, local governments, and preservation purchasers of an owner's intent to sell or convert the park and requires an owner to only entertain purchase offers from preservation entities for the first nine months. SB 749 will help ensure that an important source of affordable housing can be preserved."

Arguments in Opposition: According to the California Mobilehome Parkowners Alliance, "CMPA believes this policy significantly undermines a parkowners ability to get the fair market value for their property when disposing of it resulting in an unconstitutional taking (Keh v. Walters (1997); Yee v. City of Escondido (1992)). To defend themselves and ensure that their property is not devalued, mobilehome parkowners around the state will likely challenge the constitutionality of this law as soon as it is in effect. This litigation could easily take six years or more to play out necessitating significant costs to the courts and to the Attorney General. More importantly, when the courts inevitably determine that this is unconstitutional, residents of mobilehome parks that are victims of wildfire will find themselves in the same predicament they are in today."

Related Legislation:

SB 610 (Pérez) of the current legislative session would, among other things, impose a cap on rent increases in mobilehome parks for 12 months after the declaration of a state of emergency, make changes to provisions requiring management to offer previous homeowners a right of first refusal to renewed tenancy in a park rebuilt after a disaster, and apply existing closure or change of use noticing and other requirements to situations where the closure or change of use results from destruction of the park. This bill is currently pending before this committee.

AB 2539 (Connolly) of 2025 would have enacted the Mobilehome Resident Opportunity to Purchase Act, providing residents of a mobilehome park with enhanced notice of an owner's intention to sell and providing mobilehome park resident organizations the right of first refusal to purchase the mobilehome park. This bill was held in the Assembly Appropriations Committee.

AB 2926 (Kalra), Chapter 281, Statutes of 2024: Added new requirements to the PNL, including requiring a seller of an assisted housing development to accept a bona fide offer to purchase the property from a qualified entity or re-restrict the property, among other changes.

SB 274 (Dodd), Chapter 504, Statutes of 2019: Required management of a mobilehome park to offer a previous homeowner of the park a right of first refusal to a renewed tenancy in the park at similar rental terms as the previous tenancy when the park is destroyed due to fire or other natural disaster and management elects to rebuild the park.

Double Referred: This bill was also referred to the Assembly Committee on Judiciary where it will be heard should it pass out of this committee.

REGISTERED SUPPORT / OPPOSITION:

Support

California Community Land Trust Network
California Housing Partnership
California Rural Legal Assistance Foundation
Golden State Manufactured-home Owners League
Leadership Counsel for Justice and Accountability
Legal Aid of Sonoma County
Palisades Bowl Community Partnership
Tahitian Terrace HOA

Opposition

California Association of Realtors
California Mobilehome Parkowners Alliance
Western Manufactured Housing Communities Association

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