

Date of Hearing: April 5, 2017

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

David Chiu, Chair

AB 294 (Gipson) – As Amended March 28, 2017

**SUBJECT:** Mobilehome parks: disclosure

**SUMMARY:** Requires the management of a mobilehome park to disclose the name, business address, and business telephone number of the mobilehome park owner within 10 business days of a written request by a homeowner.

**EXISTING LAW:**

- 1) Regulates, pursuant to the Mobilehome Residency Law (MRL), the rights, responsibilities, obligations, and relationships between mobilehome park management and park residents. (Civil Code Section 789, et seq.)
- 2) Requires mobilehome park managers to disclose the name, business address, and business telephone number of the park owner upon homeowner request (Civil Code Section 789.28).

**FISCAL EFFECT:** None

**COMMENTS:**

Background: The owner of every mobilehome park and their business address is posted online at the Department of Housing and Community Development's (HCD) website, but not everyone has access to a computer or the Internet. Existing state law requires the management of a mobilehome park to disclose the name and contact information of the mobilehome park owner upon homeowner request. However, there is currently no deadline for when the management must respond. Park management may also be difficult to contact; in parks with fifty units or less there is no requirement for onsite management. Residents may interact with the management through, for instance, a post office box.

This creates problems for some residents who may have an issue with the management and cannot reach the owner to express their concerns. There are complaints by residents that if they have trouble with management, there is no way to remedy the situation because the management will delay the disclosure of owner information. Additionally, the MRL is enforced through the courts, and an owner's contact information is necessary in order for a resident to assert their rights under the MRL.

This bill would specify that park management must provide the owner's contact information within ten days of a written request.

Purpose of this bill: According to the author, "AB 294 seeks to improve the mobilehome community by ensuring mobilehome owners are treated fairly when requesting proper contact information of the mobilehome park owners in a timely manner from mobilehome park management."

Similar Legislation: AB 577 (Allen), Chapter 62, Statutes of 1991 required the management of a mobilehome park to disclose, in writing, the business address and business telephone number, in addition to the name, of the mobilehome park owner upon the request of a homeowner.

**REGISTERED SUPPORT / OPPOSITION:**

**Support**

Golden State Manufactured Home Owners League (GSMOL)  
Individuals (2)

**Opposition**

None on File

**Analysis Prepared by:** Lisa Engel and Peter Stevens / H. & C.D. / 916-319-2085