

Date of Hearing: June 27, 2018

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

David Chiu, Chair

SB 46 (Leyva) – As Amended June 19, 2017

SENATE VOTE: 32-4

SUBJECT: Mobilehomes: enforcement actions: sunset provision

SUMMARY: Extends the sunset on the Mobilehome Park Maintenance (MPM) inspection program and associated fees from January 1, 2019 to January 1, 2024.

EXISTING LAW:

- 1) Establishes a MPM inspection program. Under this program, an enforcement agency, which is either the Department of Housing and Community Development (HCD) or a locality that has assumed responsibility for the enforcement, shall have a goal of inspecting at least five percent of the mobilehome parks per year.
- 2) Requires the inspection to include the exterior portions of individual manufactured homes and mobilehomes in each park inspected. The enforcement agency has the authority to issue notices of violation.
- 3) Requires the inspector to provide 30 days' individual written notice to the registered owners of the manufactured homes or mobilehomes prior to the inspection.
- 4) Requires HCD or the locality to collect an annual \$4 fee per space to fund the inspection program.
- 5) Provides that this inspection program shall remain in effect until January 1, 2019.

FISCAL EFFECT: Unknown.

COMMENTS:

Legislative history of the MPM inspection program: AB 925 (O'Connell), Chapter 1125, Statutes of 1990, created the MPM inspection program and required HCD or a local enforcement agency to inspect every mobilehome and every mobilehome park in the state once every five years. Because of delays created by the Northridge Earthquake and other factors, HCD was unable to complete the inspection of all mobilehome parks in the first five years. The Legislature twice extended the program to require that all inspections be completed in eight years, or by 1999. By 1999, HCD and local agencies had completed the inspection of all mobilehome parks.

In 1999, SB 700 (O'Connell), Chapter 520, Statutes of 1999, extended the MPM inspection program until January 1, 2007, and made some changes to the program. In particular, SB 700 limited the inspection program to mobilehome parks that had a history of serious health and safety code violations and required these inspections at least once every seven years. SB 700 limited the inspections in part because of the limited funding provided by the \$4 fee that supports the MPM program. About one-third of mobilehome parks in the state were inspected under the

MPM program between 2000 and SB 700's sunset date of January 1, 2007. SB 700 also created the MPM inspection task force and required it to meet once a year. The task force includes mobilehome park owners, mobilehome owners, local enforcement agencies, and legislative representatives. HCD must report to the task force information on the number of parks and spaces that were inspected, the fees collected, the most common violations discovered, and the number of violations identified plus progress on correcting those violations.

SB 106 (Dunn) of 2005 would have deleted the 2007 sunset date on the MPM inspection program and increase the \$4 fee to \$6 for the inspections. The Governor vetoed SB 106 because of the fee increase, so in 2006, SB 1231 (Dunn), Chapter 644, Statutes of 2006, extended the sunset date on the MPM inspection program until January, 1, 2012, and increased the frequency of the MPM task force meetings to every six months, but did not increase the fee. Also in 2006, AB 2250 (Coto), Chapter 858, set the goal that five percent of parks would be inspected under the MPM program each year.

SB 951 (Correa) Statues of 2010, extended the MPM inspection program until January 1, 2019. This bill would extend the sunset to January 1, 2024.

Types of violations: The top violations against park owners found in 2016 include: hazardous conditions in the park (trash bins overflowing, water accumulation, and tree hazards), exposed live electrical parts, lots that are unidentified for emergency responders, unsupported gas meters, and accumulation of trash or other combustible material on a vacant lot.

Previous legislation:

SB 951 (Correa, Chapter 314, Statutes of 2010) — extended the sunset to 2019.

SB 1231 (Dunn, Chapter 644, Statutes of 2006) and AB 2250 (Coto, Chapter 858, Statues of 2006) — extended the sunset to 2012.

SB 700 (O'Connell, Chapter 520, Statutes of 1999) — extended until January 1, 2007.

REGISTERED SUPPORT / OPPOSITION:

Support

California Commission on Aging
Golden State Manufactured Home Owners League
Western Manufacturing Housing

Opposition

None on file

Analysis Prepared by: Lisa Engel / H. & C.D. / (916) 319-2085