

## CONCURRENCE IN SENATE AMENDMENTS

AB 661 (Joe Patterson)

As Amended May 24, 2024

Majority vote

**SUMMARY**

Allows mobilehome park management to provide advance notice of certain interruptions in utility service to homeowners or residents by electronic communication, with their voluntary, written consent.

**Senate Amendments**

Clarify that consent must be voluntary and written, and obtained separately from, and not contained in, any lease or rental agreement, and may be revoked in writing at any time.

**COMMENTS**

*Background:* More than one million people live in California's approximately 4,500 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 thousands to tens of thousands of dollars 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.

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 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 pursuant to the application of the MRL generally must be resolved in a civil court of competent jurisdiction.

*Current Utility Disruption Notice Practices:* Under the MRL, owners of manufactured housing communities must provide at least 72 hours' notice to their residents of upcoming utility disruptions. In the event of a utility disruption, there is no other notice mechanism allowed under current law other than a physical notice being delivered to a resident. In the event that the resident is not at home or does not check their door for a physical notice, there is not an alternative system that allows for timely notification to the resident. This bill would allow a resident to opt-in to receiving these notices via electronic communication, including through email, text message, or automated telephone call. Any resident who still wishes to receive a paper notice may still elect to receive one under this bill, and a resident who has opted in to electronic communications can opt out at any time and resume receiving paper notices.

**According to the Author**

"AB 661 will offer a choice to residents of mobilehome parks to receive electronic notifications including emails, text messages, or automated phone calls regarding utility disruptions and

emergency situations. This program is entirely voluntary, and residents who still want to receive paper notices will be able to do so. Allowing park managers the ability to not physically post notices on every door, however, will save time and ensure residents are more promptly noticed about disruptions or emergencies in their community."

### **Arguments in Support**

According to the Western Manufactured Housing Communities Association, the sponsor, "Current law requires delivery of paper notices to residents of mobilehome parks 72 hours in advance of a planned interruption in utility service, which includes unplanned emergency events like the wind, floods, and rain events of this past winter. AB 661 will permit residents to voluntarily agree to receive these notices by email, text messages or automated phone call. The practical effect of this is that park management will save time and paper informing residents about repairs that may require a utility disruption lasting more than two hours and will help residents prepare for any potential emergency situations associated with those disruptions."

### **Arguments in Opposition**

None on file.

## **FISCAL COMMENTS**

None.

## **VOTES:**

### **ASM HOUSING AND COMMUNITY DEVELOPMENT: 8-0-0**

**YES:** Ward, Joe Patterson, Kalra, Lee, Quirk-Silva, Reyes, Mathis, Wilson

### **ASSEMBLY FLOOR: 70-0-10**

**YES:** Aguiar-Curry, Alanis, Alvarez, Arambula, Bains, Bauer-Kahan, Bennett, Berman, Bonta, Bryan, Calderon, Juan Carrillo, Wendy Carrillo, Cervantes, Chen, Connolly, Davies, Dixon, Flora, Mike Fong, Vince Fong, Friedman, Gabriel, Gallagher, Garcia, Gipson, Grayson, Haney, Holden, Hoover, Irwin, Jackson, Jones-Sawyer, Kalra, Lackey, Lee, Low, Lowenthal, Maienschein, Mathis, McCarty, McKinnor, Muratsuchi, Stephanie Nguyen, Ortega, Pacheco, Jim Patterson, Joe Patterson, Pellerin, Quirk-Silva, Ramos, Rendon, Reyes, Rodriguez, Blanca Rubio, Sanchez, Santiago, Schiavo, Soria, Ta, Ting, Villapudua, Waldron, Wallis, Ward, Weber, Wilson, Wood, Zbur, Robert Rivas

**ABS, ABST OR NV:** Addis, Boerner, Megan Dahle, Essayli, Hart, Papan, Petrie-Norris, Luz Rivas, Valencia, Wicks

### **SENATE FLOOR: 37-0-3**

**YES:** Alvarado-Gil, Archuleta, Ashby, Atkins, Becker, Blakespear, Bradford, Caballero, Cortese, Dahle, Dodd, Durazo, Eggman, Glazer, Gonzalez, Grove, Jones, Laird, Limón, McGuire, Menjivar, Min, Newman, Nguyen, Niello, Ochoa Bogh, Padilla, Portantino, Roth, Rubio, Seyarto, Skinner, Stern, Umberg, Wahab, Wiener, Wilk

**ABS, ABST OR NV:** Allen, Hurtado, Smallwood-Cuevas

**UPDATED**

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