

Date of Hearing: April 15, 2026

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

Matt Haney, Chair

AB 1817 (Addis) – As Introduced February 10, 2026

SUBJECT: Mobilehome parks: termination of tenancy: failure to comply with a rule or regulation

SUMMARY: Specifies the manner in which management of a mobilehome park must serve a mobilehome owner or resident with written notice of an alleged failure to comply with a reasonable rule or regulation of the park, that is part of the rental agreement, prior to terminating tenancy. Specifically, **this bill:**

- 1) Requires mobilehome park management to provide written notice to a mobilehome owner or resident of an alleged failure to comply with a reasonable rule or regulation of the park that is part of the rental agreement prior to termination of a tenancy by any of the following methods:
 - a. By delivering a copy to the mobilehome owner personally;
 - b. If the owner is absent from the place of residence, and from their place of business, by leaving a copy with a person of suitable age and discretion at either place, and sending a copy through the mail addressed to the owner at their place of residence; and
 - c. If the place of residence and business cannot be ascertained, or a person of suitable age or discretion there can not be found, then by affixing a copy in a conspicuous place on the property, and also delivering a copy to a person residing in the mobilehome, if such person can be found; and also sending a copy through the mail addressed to the owner or resident at the place where the mobilehome is situated.
- 2) Requires the written notice to include the language of each rule or regulation for which the homeowner is alleged to be in violation.
- 3) Requires the written notice to include the specific facts to permit determination by the homeowner or resident of the date, place, or circumstances concerning the alleged violation.
- 4) Requires the written notice to include any action required to adhere to or comply with the rule or regulation.

EXISTING LAW:

- 1) Establishes the Mobilehome Residency Law (MRL), which governs the rights, responsibilities, and relationships between mobilehome park management and park residents. (Civil Code (CIV) 798 *et seq.*)
- 2) Specifies all notices required pursuant to MRL, unless otherwise provided, shall be delivered either personally to the homeowner and resident, or deposited in the United States mail,

postage prepaid, addressed to the homeowner and resident at their site within the mobilehome park. (CIV 798.14(b))

- 3) Prohibits mobilehome park management from terminating a tenancy except for one, or more, of seven possible reasons, including failure of the homeowner or resident to comply with a reasonable rule or regulation of the park that is part of the rental agreement or any amendment thereto. (CIV 798.56(a)(4))
- 4) Specifies no act or omission shall constitute a failure to comply with a reasonable rule or regulation unless and until management has given the homeowner written notice of the alleged rule or regulation violation and the homeowner or resident has failed to adhere to the rule or regulation within seven days. (CIV 798.56(a)(4))
- 5) Specifies that if a homeowner has been given written notice of an alleged violation of the same rule or regulation on three or more occasions within a 12-month period after the homeowner or resident has violated that rule or regulation, no written notice shall be required for a subsequent violation of the same rule or regulation. (CIV 798.56(a)(4))
- 6) States 4) and 5) above do not relieve the management from its obligation to demonstrate that a rule or regulation has in fact been violated. (CIV 798.56(a)(4))
- 7) Specifies the methods by which required notice of an unlawful detainer is served, including any of the following:
 - a) By delivering a copy to the tenant personally;
 - b) By leaving a copy with a person of suitable age and discretion at either the tenant's residence or usual place of business if the tenant is absent from either location; or,
 - c) By affixing a copy in a conspicuous place on the property, delivering a copy to a person residing on the property, and sending a copy through the mail if a place of residence and business cannot be ascertained. (Code of Civil Procedure (CCP) 1162).

FISCAL EFFECT: Unknown. This bill is keyed non-fiscal by the Legislative Counsel.

COMMENTS:

Author's Statement: According to the author, "Receiving a 7-day notice is an extremely stressful event for a homeowner because, if they are unable to remedy the situation, it could cause them to lose their home. Because many residents of mobilehome parks are part of vulnerable communities, being evicted is an especially devastating situation. Many residents are living on fixed-incomes or are low-income individuals, leaving them few alternatives for permanent housing. We must ensure that mobile home park residents do not abruptly lose their homes because of vague 7-day notices and delivery procedures. Rules violations should be addressed, but they should be done in a way that will not unnecessarily cause eviction."

Housing affordability: Californians across the state continue to experience a housing affordability crisis. Due to years of underproduction, the number of low-income households significantly exceeds the number of affordable and available homes in California. According to the California Housing Partnership's (CHP) Housing Needs Dashboard, 1,306,149 low-income

renter households in California do not have access to an affordable home in today's market. In the absence of affordable housing, renters are forced to secure housing that leaves little flexibility to fulfill other obligations, such as food, child care, or transportation. Renters are cost-burdened when they must pay more than 30 percent of their income towards rent. According to the CHP dashboard, 68% of low-income renter households in California are cost-burdened by their rent. The numbers of very low-income households and extremely low-income households that are cost-burdened by housing costs are even greater, with 85% and 90% of households being cost-burdened, respectively.

Mobilehomes in California: Mobilehomes are pre-fabricated homes that are designed to be able to be transported and moved between locations. In practice, however, significant costs associated with relocation make it much more difficult to move a mobilehome. Because of their method of construction, mobilehomes are one of the most affordable types of housing, both as a pathway to homeownership and for tenants renting park-owned mobilehomes. In the latter arrangement, the relationship between a park resident and park management is similar to that of a traditional tenant-landlord relationship in other housing types. The resident leases the park-owned mobilehome and the park management maintains the mobilehome and other facilities in the park. However, in the former example, the relationship is unique in that a resident may own their mobilehome yet still pay rent to park management to lease the space upon which the mobilehome rests. More than one million people live in California's approximately 4,500 mobilehome parks.

Notification requirements under the MRL: There are a variety of notices that the MRL requires be delivered by park management to homeowners and residents, including a full copy of the MRL itself as well as notices regarding planned utility shutoffs, information about whether spaces in the park are or are not covered by rent control ordinances, notices of any changes to the park's rules and regulations, rent increase notices, and more. Last year, AB 391 (Rodriguez, Chapter 339, Statutes of 2025) authorized notices required under the MRL to be delivered to a homeowner by February 1 of each year by electronic mail, if the homeowner or resident has provided affirmative, written consent to receive notices by electronic mail. This bill would prescribe the method by which park management delivers written notice of an alleged violation of a park rule or regulation prior to termination of a tenancy. Notably, the methods prescribed by the bill are the same methods of delivery required for service of eviction notices to tenants in possession of other types of rental housing (CCP 1162(a)).

Termination of tenancy in mobilehome parks: Because of the high cost of moving mobilehomes, the potential for damage resulting from the move, the requirements relating to installation of mobilehomes, and the cost of landscaping or lot preparation, the State has established unique protections for owners of mobilehomes occupied within mobilehome parks. The MRL limits park management's ability to terminate tenancy to at least one of the following seven reasons:

- 1) Failure of the homeowner or resident to comply with a local ordinance or state law or regulation relating to mobilehomes within a reasonable time after the homeowner receives notice of noncompliance from the appropriate governmental agency;
- 2) Conduct by the homeowner or resident, upon the park premises, that constitutes a substantial annoyance to other homeowners or residents;

- 3) Conviction of the homeowner or resident for prostitution, battery (PEN 243(d)), assault with a firearm (PEN 245 (a)(2)), assault with a semiautomatic firearm (PEN 245 (b)), lewd or lascivious act upon a child who is under the age of 15 years or is a dependent person, as defined (PEN 288), or arson (PEN 451), as specified;
- 4) Failure of the homeowner or resident to comply with a reasonable rule or regulation of the park that is part of the rental agreement or any amendment;
- 5) Nonpayment of rent, utility charges, or reasonable incidental service charges, as specified;
- 6) Condemnation of the park; and
- 7) Change of use of the park or any portion thereof, as specified.

This bill focuses on the failure of the homeowner or resident to comply with a reasonable rule or regulation of the park that is part of the rental agreement or any amendment. Under existing law, no act or omission of the homeowner or resident shall constitute a failure to comply with a reasonable rule or regulation until the management has given the homeowner written notice of the alleged rule or regulation violation, and the homeowner has failed to adhere to the rule or regulation within seven days. However, if a homeowner has been given a written notice of an alleged violation of the same rule or regulation on three or more occasions within a 12-month period after the homeowner or resident has violated that rule or regulation, no written notice is required for a subsequent violation of the same rule or regulation.

This bill also requires management to recite each rule or regulation for which the homeowner is alleged to be in violation. Stakeholders provided the committee with a redacted notice a resident received from the mobilehome park management. The notice lists alleged actions in violation of park rules and regulations. The notice also states a follow-up inspection will take place by a specified date with the expectation that corrective action will have been taken by the inspection date. The author notes, “[...] the document lacks clarity regarding what specific details led to this determination, the regulation language that is explicitly being violated, and what the homeowner can do to remedy the situation.”

Arguments in support: According to the Golden State Manufactured-home Owners League, the bill’s sponsor, “the current notification process is often vague and fails to provide homeowners with the needed information about the alleged violation. This can lead to confusion and unjust termination of a tenancy. AB 1817 directly addresses this issue by requiring that management provide homeowners with a written notice that includes the specific language of the rule or regulation that has allegedly been violated, as well as the specific facts of the violation, including the date, place, and circumstances.”

According to the California Rural Legal Assistance Foundation and the National Housing Law Project, “Working with mobilehome park residents and advocates throughout the state, we regularly encounter evictions from mobilehome parks for violations of vague rules or regulations, without clear information on how to cure any alleged violation. Requiring concrete service process and specificity regarding written notice are critical to ensuring due process and fairness for mobilehome park residents. The bill also helps reduce the risk of pretextual evictions by unscrupulous park managers. These are basic and necessary protections for mobilehome owners and park residents.”

According to the Western Manufactured Housing Communities Association (WMA), “WMA appreciates the intent behind AB 1817 as it will provide clarity about what rule or regulation is being violated. It seems appropriate to have a resident know precisely why he or she is facing an eviction to be served a notice in the manner prescribed by Section 1162 of the Code of Civil Procedure.”

According to the AIDS Healthcare Foundation, “California law relative to residential real property is expansive when describing the eviction process for landlords and tenants. A landlord is required to provide notice in compliance with existing law to allow a tenant to cure the violation that is prompting the potential eviction. The eviction language relative to mobilehome parks is not as robust. That law is particularly weak when outlining the notice responsibility of the park itself. Current law provides little direction to the park, and thus, it provides little protection to the tenant who has been accused of violating parking rules. Housing access, especially for low-income and middle-income Californians, is particularly challenging in the middle of California’s ongoing housing crisis. While there is no question that parks have an obligation to protect the park and its residents from a person who violates park rules, there is equally no question that a resident be afforded very clear information about any alleged violation and be given every opportunity to cure that violation. AB 1817 provides more of that protection for the resident than current law allows.”

Arguments in Opposition: None on file.

Related legislation:

AB 391 (Rodriguez), Chapter 339, Statutes of 2025: Authorizes notices required by the MRL to be delivered to a homeowner by February 1 of each year by electronic mail, if the homeowner or resident has provided affirmative, written consent to receive notices by electronic mail, as specified.

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

REGISTERED SUPPORT / OPPOSITION:

Support

Golden State Manufactured-home Owners League (Sponsor)
AIDS Healthcare Foundation
California Rural Legal Assistance Foundation
National Housing Law Project
Public Interest Law Project
Western Manufactured Housing Communities Association

Opposition

None on file

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