

Date of Hearing: April 28, 2026

ASSEMBLY COMMITTEE ON JUDICIARY
Ash Kalra, Chair
AB 1817 (Addis) – As Introduced February 10, 2026

PROPOSED CONSENT

SUBJECT: MOBILEHOME PARKS: TERMINATION OF TENANCY: FAILURE TO COMPLY WITH A RULE OR REGULATION

KEY ISSUE: SHOULD THE MANAGER OF A MOBILEHOME PARK, WHEN SERVING A PARK RESIDENT WITH NOTICE OF AN ALLEGED FAILURE TO COMPLY WITH A PARK RULE OR REGULATION, INCLUDE IN THE NOTICE THE LANGUAGE OF EACH RULE OR REGULATION ALLEGEDLY VIOLATED, THE SPECIFIC FACTS SUPPORTING THE ALLEGATION, AND THE ACTION THAT THE RESIDENT MUST TAKE TO COMPLY WITH THE RULE OF REGULATION?

SYNOPSIS

The Mobilehome Residency Law (MRL) governs the respective rights and responsibilities of park owners and residents of the park. The relationship between park owners and residents, where the latter typically own the mobilehome but rent the space on which it sits. (Although some residents of a park may rent the mobilehome as well.) As communities that share common space, residents of the parks are subject to rules and regulations contained in or attached to the rental agreement. Existing law allows park management to terminate a tenancy for failure to comply with reasonable rules and regulations. Supporters of this bill contend that the existing notice process is “often vague and fails to provide homeowners with the needed information about the alleged violation,” which can lead to confusion and an unjust eviction.

This bill addresses the “vagueness” problem by requiring management to provide a notice that includes the specific language of the rule or regulation that the resident has allegedly violated, states the specific facts and circumstances that give rise to the alleged violation, and set forth the steps which the resident must take to comply with the rule or regulation. In addition, while existing law simply states that management must provide the resident with a written notice, with no further guidance, this bill specifies that the notice must be served in the manner provided in Section 1162 of the Code of Civil Procedure, which outlines the manner in which a landlord must serve the 3-day eviction notice upon a tenant. As applied to mobilehome parks, this would require management to do one of the following: (1) deliver the notice to the resident personally; (2) leave the notice with a person of suitable age and discretion if the resident is absent; or (3) if the place of residence cannot be ascertained, or if there is no suitable person to receive the notice, then by posting a copy of the notice in a conspicuous place on the property and also sending a copy of notice by mail to the resident at the place where the mobilehome is situated.

This bill is supported by the Golden State Manufactured Homeowners Association, the Western Manufactured Housing Association, California Legal Rural Assistance Foundation, the National Housing Law Project, the Public Interest Law Project, and the AIDS Healthcare Foundation. There is no registered opposition. The bill recently passed out of the Assembly Housing & Community Development Committee on consent.

SUMMARY: Specifies the manner in which management of a mobile home 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 the 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.
 - c) If the place of residence and business cannot be ascertained, or a person of suitable age or discretion there cannot 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 mobile home, 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 Section 798 *et seq.* Subsequent citations refer to the Civil Code unless otherwise indicated.)
- 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. (Section 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. (Section 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. (Section 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. (Section 798.56 (a)(4).)
- 6) States 4) and 5) above do not relieve the management of its obligation to demonstrate that a rule or regulation has in fact been violated. (Section 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.
 - 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 Section 1162).

FISCAL EFFECT: As currently in print this bill is keyed non-fiscal.

COMMENTS: According to the author:

AB 1817 will help improve due process for mobile home parkowners and homeowners by requiring the 7-day notices to include the specific rule or regulation the homeowner is in violation of, the facts supporting the determination of violation, and any action required to adhere to or comply with the rule or regulation. Additionally, it would require the parkowners to serve the 7-day notice in the same way they serve 60-day notices (in accordance with Section 1162 of the Code of Civil Procedure). This will ensure that parkowners follow a proven, pre-established process to make sure homeowners properly receive the notice and therefore get the time they are allotted to remedy the alleged violation.

This solution benefits both the parkowners and the homeowners by establishing a standard procedure and ensuring due process is carried out. By adding specificity to statute, homeowners will be more likely to receive the 7-day notices in a timely manner and be more informed about how they can clearly resolve the alleged rule violation. Furthermore, park owner liability is reduced because they can argue they followed all of the proper procedures outlined in the code section should a bad actor try to contest the delivery of the notice.

The problem in existing law. The Mobilehome Residency Law (MRL) governs the respective rights and responsibilities of park owners and residents of the park. The relationship between park owners and residents, where the latter typically own the mobilehome but rent the space on which it sits. (Although some residents of a park may rent the mobilehome as well.) As communities that share common space, residents of the parks are subject to rules and regulations

contained in or attached to the rental agreement. Existing law allows park management to terminate a tenancy for failure to comply with reasonable rules and regulations. Supporters of this bill contend that the existing notice process is “often vague and fails to provide homeowners with the needed information about the alleged violation,” which can lead to confusion and an unjust eviction.

This bill addresses the “vagueness” problem by requiring management to provide a notice that includes the specific language of the rule or regulation that the resident has allegedly violated, states the specific facts and circumstances that give rise to the alleged violation, and sets forth the steps which the resident must take to comply with the rule or regulation. In addition, while existing law simply states that management must provide the resident with a written notice, with no further guidance, this bill specifies that the notice must be served in the manner provided in Section 1162 of the Code of Civil Procedure, which outlines the manner in which a landlord must serve the 3-day eviction notice upon a tenant. As applied to mobilehome parks, this would require management to do one of the following: (1) deliver the notice to the resident personally; (2) leave the notice with a person of suitable age and discretion if the resident is absent; or (3) if the place of residence cannot be ascertained, or if there is no suitable person to receive the notice, then by posting a copy of the notice in a conspicuous place on the property and also sending a copy of notice by mail to the resident at the place where the mobilehome is situated.

This bill is one of the few instances in which the Golden State Manufactured Homeowners Association (GSMOL), which represents park residents, and the Western Manufactured Housing Association (WMA), which represents park owners and management, have both supported a bill that substantively amends the MRL. The consensus reflects the fact that this is a common sense measure that provides meaningful notice to park residents of what they have allegedly done and what they must do, and usefully makes it clear to management the specific steps that they must take to provide notice.

ARGUMENTS IN SUPPORT: The Golden State Manufactured Homeowners League (GSMOL) writes in support:

Existing law allows for the termination of a mobilehome tenancy for failure to comply with a reasonable rule or regulation of the park. However, 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. It calls for any eviction notice issued, including a 7-day notice for failure to comply with a rule or regulation which could result in an eviction, to be clearly communicated and to include the language of each park rule or regulation allegedly violated.

The majority of mobilehome residents are both tenants (their space in a mobilehome park) and owners (of their actual mobilehome). Eviction carries far more serious consequences for them.

The bill ensures mobilehome residents receive a fair opportunity to resolve eviction issues before they are forced to forfeit their mobilehome. It will also prevent park management from using vague or unsubstantiated claims to harass or intimidate residents.

REGISTERED SUPPORT / OPPOSITION:

Support

Aids Healthcare Foundation
California Rural Legal Assistance Foundation, INC.
Golden State Manufactured-home Owners League, INC. (GSMOL)
National Housing Law Project
Public Interest Law Project
Western Manufactured Housing Communities Association

Opposition

None on file

Analysis Prepared by: Tom Clark / JUD. / (916) 319-2334