

SENATE RULES COMMITTEE

Office of Senate Floor Analyses

(916) 651-4171

AB 1817

THIRD READING

Bill No: AB 1817

Author: Addis (D)

Introduced: 2/10/26

Vote: 21

SENATE JUDICIARY COMMITTEE: 12-0, 6/9/26

AYES: Umberg, Niello, Allen, Ashby, Caballero, Durazo, Laird, Reyes,
Valladares, Wahab, Weber Pierson, Wiener

NO VOTE RECORDED: Stern

ASSEMBLY FLOOR: 73-0, 5/4/26 (Consent) - See last page for vote

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

SOURCE: Golden State Manufactured-home Owners League, Inc.

DIGEST: This bill requires the written notice that mobilehome park management must serve a homeowner for a termination of tenancy for failing to comply with a reasonable rule or regulation of the park to include the language of each rule or regulation for which the homeowner is alleged to be in violation, specific facts relating to the alleged violation, and any action required to adhere to the rule or regulation, and requires that this written notice be served upon the homeowner according to specified law.

ANALYSIS:

Existing law:

- 1) Establishes the Mobilehome Residency Law (MRL) to regulate the relationship between mobilehome park management and park residents, and establishes various rights, responsibilities, and limits of both groups. (Civil (Civ.) Code §§ 798 et seq.)

- 2) Prohibits mobilehome park management from terminating or refusing to renew a tenancy of a mobilehome owner within the park, unless it is pursuant to one of the permitted reasons described in (3), below, and management provides the homeowner with written notice in a manner described by Code of Civil Procedure section 1162 to sell or remove their mobilehome from the park within a period of no less than 60 days. Specifies that a copy of this notice must be sent to the legal owner of the mobilehome, each junior lienholder, and the registered owner of the mobilehome within 10 days after this notice is given to the homeowner. (Civ. Code § 798.55.) Specifies that this 60-day notice exclusively controls over the general unlawful detainer provisions in the Code of Civil Procedure for unlawful detainer proceedings for termination of mobilehome tenancies. (*Palmer v. Agee* (1978) 87 Cal. App. 3d 377, 386.)
- 3) Specifies that a mobilehome park may only evict a resident for: failing to comply with a local or state law or regulation on mobilehomes within a reasonable time after the mobilehome owner receives notice of noncompliance; conduct of the resident that amounts to a substantial annoyance of other mobilehome owners or residents; conviction for certain crimes; failure to comply with a reasonable rule of the park; nonpayment of rent, utilities, or other reasonable incidental services charged by the park; condemnation of the park; or change of use of the park or any portion thereof, as specified. (Civ. Code § 798.56.)
- 4) Specifies that no act or omission of the mobilehome owner or resident constitutes a failure to comply with a reasonable rule or regulation unless and until park 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. Specifies that, 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. (Civ. Code § 798.56(a)(4).)
- 5) Specifies that the above-described paragraph does not relieve park management from the obligation to demonstrate that a rule or regulation has in fact been violated. (Civ. Code § 798.56(a)(4).)
- 6) Specifies that park management must set forth in a notice of termination the reason it relied upon for the termination with specific facts to permit

determination of the date, place, witnesses, and circumstances concerning that reason. (Civ. Code § 798.57.)

- 7) Permits specified three-day notices to vacate a homeowner's mobilehome site to be served upon the homeowner by: delivering a copy to the homeowner personally; by leaving a copy with a person of suitable age and discretion at the homeowner's place of residence or usual place of business, if they are absent, and sending a copy by mail to their place of residence; or by affixing a copy in a conspicuous place on the property, delivering a copy to a person on the property, and mailing a copy to the homeowner at the place where the property is situated, if no place of residence or business can be ascertained, or a person of suitable age or discretion cannot be found. (Code of Civil Procedure (Civ. Proc.) § 1162(a).)
- 8) Requires, when park management proposes an amendment to the park's rules and regulations, that management meet and consult with the homeowners in the park, their representatives, or both, after written notice has been given to all homeowners in the park 10 days or more before the meeting.
 - a) Specifies that, after the meeting and consultation with homeowners, the park may implement the noticed amendment to the park's rules and regulations with the consent of the homeowner, or without the homeowner's consent upon written notice of not less than six months, except in specified circumstances. (Civ. Code § 798.25.)
- 9) Specifies that any amendment to the park's rules and regulations that creates a new fee payable by the homeowner that has not been expressly agreed upon by the homeowner and management in the written rental agreement or lease shall be void and unenforceable. (Civ. Code § 798.25(e).)
- 10) Specifies that any rule or regulation of a mobilehome park that is: unilaterally adopted by management; implemented without the consent of the homeowners; or by its terms purports to deny homeowners the right to a trial by jury or which would mandate binding arbitration of any dispute between the management and homeowners, is void and unenforceable. (Civ. Code § 798.25.5.)
- 11) Specifies a variety of limitations on the rules and regulations that a mobilehome park may implement, including: that park management may not prohibit a homeowner or resident from installing accommodations for the disabled; management may not prohibit or restrict a homeowner or resident

from installing or using a solar energy system on their mobilehome or mobilehome site; and management may not prohibit or restrict a homeowner or resident from installing, upgrading, replacing, or using a cooling system in their mobilehome, as specified. (Civ. Code §§ 798.29.6; 798.44.1; 798.44.2.)

- 12) Permits, in addition to the authority to terminate the tenancy of a homeowner, any person in violation of a reasonable rule or regulation of the mobilehome park to be enjoined from the violation of that rule or regulation, as specified. (Civ. Code § 798.88.)

This bill:

- 1) Requires that, for (4), above, management must serve the homeowner with written notice of the alleged violation of a reasonable park rule or regulation in the manner prescribed by Civ. Proc. section 1162.
- 2) Requires this notice to recite the language of each rule or regulation for which the homeowner is alleged to be in violation, specific facts that permit the homeowner or resident to determine the date, place, or circumstances concerning the alleged violation, and any action required to adhere to or comply with the rule or regulation.
- 3) Amends the provision described in (5), above, to specify that the requirements of (4), above, do not relieve park management from its burden of demonstrating that a rule or regulation has in fact been violated.

FISCAL EFFECT: Appropriation: No Fiscal Com.: No Local: No

SUPPORT: (Verified 6/11/26)

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

OPPOSITION: (Verified 6/11/26)

None received

ARGUMENTS IN SUPPORT:

According to the Golden State Manufactured-home Owners League, Inc.:

As you know, 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.

ASSEMBLY FLOOR: 73-0, 5/4/26

AYES: Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Ávila Farías, Bains, Bauer-Kahan, Berman, Boerner, Bonta, Bryan, Calderon, Carrillo, Castillo, Connolly, Davies, DeMaio, Dixon, Elhawary, Ellis, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Johnson, Kalra, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Muratsuchi, Nguyen, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Ward, Wicks, Zbur, Rivas

NO VOTE RECORDED: Arambula, Bennett, Caloza, Chen, Flora, Wallis, Wilson

Prepared by: Ian Dougherty / JUD. / (916) 651-4113
6/18/26 11:45:03

**** END ****