
THIRD READING

Bill No: AB 2012
Author: Hoover (R) and Wicks (D), et al.
Amended: 5/20/26 in Assembly
Vote: 21

SENATE TRANSPORTATION COMMITTEE: 13-0, 6/23/26
AYES: Cortese, Strickland, Archuleta, Arreguín, Blakespear, Dahle, Gonzalez, Grayson, Menjivar, Richardson, Seyarto, Valladares, Wiener

SENATE APPROPRIATIONS COMMITTEE: Senate Rule 28.8

ASSEMBLY FLOOR: 76-0, 5/28/26 - See last page for vote

SUBJECT: Vehicles: transportation of manufactured homes

SOURCE: California Housing Consortium

DIGEST: This bill makes various changes to the annual and special permitting requirements for the transport of manufactured homes by the State Department of Transportation (Caltrans), as specified.

ANALYSIS:

Existing law:

- 1) Authorizes Caltrans, in consultation with the California Highway Patrol (CHP), to impose permit conditions, including routing requirements and escort vehicle requirements, necessary to ensure safe movement of oversized loads.
- 2) Authorizes Caltrans and local authorities to issue special and annual permits for the movement of manufactured homes and mobilehomes, subject to specified terms and conditions to ensure public safety and highway protection.

- 3) Establishes requirements governing the transportation of manufactured homes on highways, including restrictions and conditions related to width, safety equipment, and operational requirements.
- 4) Defines a “Highway” as a way or place of whatever nature, publicly maintained and open to the use of the public for purposes of vehicular travel. A highway includes a street.

This bill:

- 1) Provides that, when transporting a manufactured home, as defined, a mover is not required to obtain an additional special permit issued by Caltrans if the mover has obtained a Caltrans-issued annual permit to transport manufactured homes.
- 2) Clarifies that for the provisions specified in this bill, “manufactured housing” includes components or modules of factory-bult housing, as defined.
- 3) Makes additional technical changes.

Comments

- 1) *Purpose of the bill.* According to the author, "California's housing crisis requires creative solutions to increase affordability and availability. Factory-built housing and manufactured homes offer an innovative approach to alleviating the housing shortage across our state. AB 2012 clarifies that individual special permits are not required to transport modules if an applicant has already obtained an annual permit. This will reduce the overall transportation costs for manufactured homes and ensure more affordable housing options are available to Californians."
- 2) *Caltrans-Issued Permits.* The Caltrans Transportation Permit Manual specifies four main types of transportation permits: single trip, repetitive, variance, and annual. Each of these is considered a type of special permit.

A single-trip (i.e. special permit) is issued for a load or vehicle exceeding 8'-6" in width, 14' in height, or 80,000 pounds in weight, and is valid for one-way travel from Point A to Point B. The permit is valid for seven days and is good for one trip. Permit applicants prepare a safe route by checking all horizontal and vertical clearances, as well as bridge weight restrictions. If the same route is

used for multiple one-way trips, a repetitive permit may be issued for loads up to 12 feet wide, 14'-6" high, and 90 feet long. A repetitive permit is valid for up to 90 days. For loads exceeding 15 feet in width, 17 feet in height, or 135 feet in length, a variance permit is issued, which is a type of single trip permit. A variance permit may require a CHP escort to move the load.

An annual permit is issued for a load or vehicle up to 12 feet in width, 14 feet in height, and 40 feet distance from kingpin to rear axle. These permits are valid for one year. Permit applicants do not prepare a specific route; rather, annual permit holders may travel on all designated / approved routes. Caltrans weekly notifies the hauler of any restrictions on those approved routes.

Regarding manufactured homes, annual permits are issued for loads up to 12 feet in width, 14 feet in height, and combined lengths up to 105 feet using California pilot car maps. These limits allow uniform statewide travel without requiring route-specific engineering review. A single-trip (i.e. special) permit is issued for manufactured homes between 12 and 16 feet in width because exceeding annual permit parameters (width, height, and length) requires verification of bridge clearances, overhead structures, turning radii, and overall route feasibility.

Supporters of this measure assert that as the state attempts to address its housing supply issues, more is needed to improve the efficiencies of transporting manufactured homes in and throughout California to assist in tackling the housing supply issue. The provisions specified in this bill attempt to take a step forward in improving efficiencies by eliminating the requirement for a transporter to apply for a special permit to transport a manufactured home if they have already applied and been approved for an annual permit by Caltrans.

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

SUPPORT: (Verified 8/3/26)

California Housing Consortium (Source)
California Conference of Carpenters
Eden Housing
Modular Building Institute
Villa Technologies, INC

OPPOSITION: (Verified 8/3/26)

None received

ASSEMBLY FLOOR: 76-0, 5/28/26

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

NO VOTE RECORDED: Jackson, Lee, Quirk-Silva, Celeste Rodriguez

Prepared by: Manny Leon / TRANS. / (916) 651-4121

8/5/26 15:04:09

**** **END** ****