
THIRD READING

Bill No: AB 2012
Author: Hoover (R) and Wicks (D), et al.
Amended: 8/21/26
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: Author

DIGEST: This bill makes various changes to the requirements in regards to the transport of manufactured homes, as specified. Additionally, requires the State Department of Housing and Community Development (HCD) to convene a stakeholder working group and submit a report to the Legislature pertaining to improving efficiencies in the transport of various types of housing structures, as specified.

Senate Floor Amendments of 8/21/26 provide additional provisions pertaining to changing the Caltrans' permitting process for the transport of manufactured homes, factory-built housing, and commercial modular, as defined.

ANALYSIS:

Existing law:

- 1) Authorizes the State Department of Transportation (Caltrans), in consultation with the California Highway Patrol (CHP), to impose permit conditions,

including routing requirements and escort vehicle requirements (e.g. pilot car, CHP escort, etc), 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) Removes the good cause requirement for Caltrans or a local authority to issue a special or annual permit for the transport of manufactured homes, factory-built housing, or commercial modulars, as defined.
- 2) Expands the issuance of a special or annual permit to include the transportation of a manufactured home, factory-built housing, and commercial modular, not exceeding 14 feet in total width, as specified.
- 3) Provides that, when transporting a manufactured home, factory-built housing, and commercial modular, 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.
- 4) Removes the requirement and further authorizes Caltrans in cooperation with CHP or a local authority to require pilot car or special escort services for the transport of manufactured housing units, as specified.
- 5) Requires by March 31, 2027, for HCD in consultation with Caltrans and CHP to convene a stakeholder workgroup to gather feedback on cost pressures associated with the transport of manufactured homes, factory-built housing, and commercial modular and further provide feedback in regards to efficiencies and cost saving opportunities associated with the transport of the abovementioned housing units. Further specifies the workgroup is to meet on a quarterly basis

and identifies various stakeholder groups required to serve on the HCD-led working group, as specified.

- 6) Requires HCD in consultation with Caltrans and CHP to submit a report to the Legislature with findings and recommendations by January 1, 2029.
- 7) Makes technical changes to clarify the provisions specified in this bill pertain to manufactured homes, factory-built housing, or commercial modular, as defined.

Comments

- 1) *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.

- 2) *What are pilot vehicles / CHP escorts?* Pilot vehicles or CHP escorts are required when the vehicle load exceeds specified width / length / height thresholds. Pilot vehicle operators must carry valid California pilot car certification, two-way radios, warning flags, and comply with Vehicle Code signage and lighting requirements. Pilot vehicles must maintain a safe distance from the load, avoid impeding traffic, and follow designated positions (preceding or following). Pilot vehicles are typically required when width, length, or height exceed general requirements. For example, a load with a width over 12 feet would require a pilot vehicle(s). For significantly larger loads, a CHP escort is required when the load exceeds route-specific width / length thresholds, opposing lanes must be used, slowing is required for structures, crossing bridges, etc.
- 3) *Attempt to improve the process.* 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, factory-built housing, or commercial modular in and throughout California to assist in tackling the housing supply issue. The provisions specified in this bill attempt to take a step forward by attempting to implement a number of efficiencies in the Caltrans' permitting process, making changes to the permitting process, and establishing a stakeholder working group to identify inefficiencies and cost saving measures that aim to improve the transport of these three types housing structures in the future. However, it's important to note while this bill aims improve the various processes, the necessity for a number of provisions remains unclear including HCD being designated to lead the stakeholder working group and / or changing Caltrans' requirement to require pilot vehicles or CHP escort services for the transport of manufactured homes to be permissive.

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

SUPPORT: (Verified 8/21/26)

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

OPPOSITION: (Verified 8/21/26)

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

8/24/26 11:46:52

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