

Date of Hearing: May 6, 2026

ASSEMBLY COMMITTEE ON APPROPRIATIONS

Buffy Wicks, Chair

AB 2174 (Johnson) – As Amended April 27, 2026

Policy Committee: Housing and Community Development Vote: 12 - 0

Urgency: No State Mandated Local Program: No Reimbursable: No

SUMMARY:

This bill requires the California Department of Housing and Community Development (HCD) to accept a verified electronic signature on a document submitted to release or satisfy a security interest held by a legal owner for a manufactured home or mobilehome.

Specifically, this bill:

- 1) Requires HCD, beginning January 1, 2028, to accept a “verified signature executed electronically,” as defined in existing law, on a document submitted to release or satisfy a security interest held by a legal owner for a manufactured home, mobilehome, commercial modular, truck camper, or floating home.
- 2) Requires HCD to treat that signature as having the same force and effect as an original signature.
- 3) Prohibits HCD from requiring submission of an original wet signature to release or satisfy a legal owner’s security interest.

FISCAL EFFECT:

HCD estimates minor and absorbable costs.

COMMENTS:

- 1) **Purpose.** According to the author:

The continued reliance on wet signatures for documents related to lien releases and title updates for manufactured homes and mobilehomes is outdated and in need of modernization to bring these signature standards in line with 21st century technologies. [This bill] updates existing law to allow HCD to accept electronic signatures, providing a more streamlined experience for Californians utilizing department services.

- 2) **Background.** HCD has adopted an electronic signature policy that allows the use of electronic signatures in certain programs and transactions, consistent with California’s Uniform Electronic Transactions Act (UETA) and state law. This policy is primarily used for

grants, contracts, and administrative documents, where HCD has determined that electronic signatures are reliable and appropriate.

Existing law, the Manufactured Housing Act of 1980, requires specified persons, including legal owners and junior lienholders of manufactured homes, mobilehomes, or commercial modulars, to execute and deliver prescribed documents to HCD to create, assign, or release security interests and to effect changes to the permanent title record maintained by the department. Existing law requires HCD, upon receipt of those documents and applicable fees, to amend its records and issue updated certificates or registration documents.

HCD has not uniformly extended its electronic signature policy to its mobilehome and manufactured housing registration and titling system. In practice, HCD continues to require original signatures for key title documents, particularly those affecting ownership or security interests. As a result, lien releases generally must be executed with original 'wet' signatures on the certificate of title or approved forms, and electronic signatures are typically not accepted for that purpose.

This bill requires HCD to accept signatures executed electronically to release or satisfy a legal owner's security interest.

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