
CONSENT

Bill No: AB 2596
Author: Gipson (D), et al.
Amended: 6/18/26 in Senate
Vote: 21

SENATE JUDICIARY COMMITTEE: 13-0, 6/30/26

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

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

SUBJECT: Mobilehome parks: federally approved housing programs:
compliance with state and local laws

SOURCE: California Association of Code Enforcement Officers
Golden State Manufactured-home Owners League

DIGEST: This bill requires a mobilehome park operator or owner, if they fail to comply with federal law or other federal regulations imposed in connection with a federally approved housing program, to ensure ongoing compliance with applicable state laws, including, but not limited to, the Mobilehome Residency Law, the Unruh Civil Rights Act, and local ordinances.

ANALYSIS:

Existing federal law establishes the Fair Housing Act to prohibit discriminatory practices in housing-related transactions on the basis of specified protected characteristics, including familial status, except for housing for older persons, as defined. (42 United States Code (U.S.C.) §§ 3601 et seq.)

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) Requires mobile home park management, when the management proposes an amendment to the park's rules and regulations, to meet and consult with the homeowners in the park, their representatives, or both, after written notice has been given to all the homeowners in the park at least 10 days before the meeting, except as specified. (Civ. Code § 798.25(a).)
- 3) Authorizes mobile home park management, following the meet and consult process in 2) above, to implement the noticed amendment without the homeowner's consent upon written notice of not less than six months, with exceptions related to recreational facilities and changes to the MRL, as specified. (Civ. Code § 798.25(b).)
- 4) Authorizes park management to require a prospective purchaser to comply with any rule or regulation limiting residency based on age requirements for housing for older persons, provided that the rule or regulation complies with the federal Fair Housing Act and implementing regulations. (Civ. Code § 798.76.)
- 5) Establishes the Unruh Civil Rights Act, to provide that all persons in the state are free and equal and are entitled to full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind. Prohibits arbitrary discrimination by such establishments on the basis of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status. (Civ. Code §§ 51 et seq.)
- 6) Prohibits a business establishment from discriminating in the sale or rental of housing based upon age, with exceptions for accommodations designed to meet the physical and social needs of senior citizens, as specified. (Civ. Code § 51.2 (a).)
- 7) Requires covenants, conditions, and restrictions and other documents regarding housing to set forth any limitations on occupancy, residency, or use on the basis of age, and requires that any such limitation not be more exclusive than to require one person in residence in each dwelling are required to be a senior citizen, and permits other residents within the unit to be required to be a qualified permanent resident, permitted health care resident, or other person, as specified. (Civ. Code § 51.3.)

This bill:

- 1) Specifies that, in the event that a mobilehome park operator, owner, or management fails to, or elects not to, comply with federal law or other federal requirements imposed in connection with a federally approved housing program, including the Housing for Older Persons Act of 1995, the mobilehome park operator or owner must ensure ongoing compliance with the Mobilehome Residency Law, the Unruh Civil Rights Act's provisions related to senior housing, and applicable state and local laws and ordinances, including those regulating or requiring operation as a senior mobilehome park or defining a mobilehome park or senior mobilehome park, as specified.
- 2) Specifies that, in the event that a mobilehome park operator, owner, or management fails or elects not to conduct the age verification requirement under the Housing for Older Persons Act of 1995, a local agency may conduct the age verification by any means authorized by law, and shall have the right to access and inspect records of the mobilehome park operator, owner, and management to conduct verification.

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

SUPPORT: (Verified 7/23/26)

California Association of Code Enforcement Officers (co-source)
Golden State Manufactured-home Owners League, Inc. (co-source)
California Senior Legislature
City of Cotati
City of Petaluma
City of San Marcos
City of Thousand Oaks
Wine Country Young Democrats

OPPOSITION: (Verified 7/23/26)

None received

ARGUMENTS IN SUPPORT:

In support, the California Association of Code Enforcement Officers states:

Across California, cities and counties have adopted zoning protections and rent stabilization measures to preserve certain mobilehome parks as

affordable housing for seniors. These policies are critical for older Californians living on fixed incomes and have long been upheld and enforced through established local compliance mechanisms.

However, recent business practices by certain mobilehome park operators have exposed a loophole in the interaction between federal age-verification requirements under the Housing for Older Persons Act (HOPA) and California's senior-housing zoning protections. Some park operators now argue that, if they fail to meet federal age-verification requirements, they are no longer bound by state and local senior-only zoning requirements. This interpretation turns housing policy on its head – effectively allowing noncompliance with one legal obligation to excuse compliance with another.

While most operators comply in good faith, at least one large operator managing nearly 100 properties in California has attempted to use this technical defense to strip senior designation from parks. Their financial incentive is clear: converting senior parks to all-age occupancy allows for significantly higher rents, often at the expense of long-term senior residents living on fixed incomes. For many seniors, displacement from a mobilehome park is not merely disruptive – it can mean homelessness. Residents often own their own homes but cannot afford relocation costs or market-rate housing alternatives. [...]

AB 2596 provides the clear statutory direction necessary to ensure California's senior housing protections function as intended.

In support, the Golden State Manufactured-home Owners League states:

AB 2596 clarifies that mobilehome park owners cannot use their failure to comply with any federal-approved housing program requirements, including the Housing for Older Persons Act of 1995 (HOPA) – a federal law that amends the Fair Housing Act to allow 55+ communities - to then ignore or exempt themselves from state and local laws passed in California.

By explicitly stating that park owners must comply with the Mobilehome Residency Law (MRL), the Unruh Civil Rights Act, and other applicable state laws and local ordinances, AB 2596 ensures mobilehome residents are protected.

This is not a new right, but a reaffirmation of our existing rights, and a necessary clarification to prevent any misinterpretation or misapplication of law or circumstance where park owners, who participate in federally-approved housing programs, can pick and choose when California laws apply to them.

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
7/30/26 14:49:27

**** END ****