

CONCURRENCE IN SENATE AMENDMENTS  
CSA1 Bill Id:AB 391 Author:(Michelle Rodriguez)  
As Amended Ver:July 8, 2025  
Majority vote

## SUMMARY

Authorizes notices required by the Mobilehome Residency Law (MRL) to be delivered to a homeowner by February 1 of each year by electronic mail, if the homeowner or resident has provided affirmative, written consent to receive notices by electronic mail and management provides a notice within five days of the homeowner or resident's election to receive electronic mail notices and their right to revoke the agreement at any time.

### Senate Amendments

- 1) Delete "voluntary, written consent" and instead require "affirmative, written consent," which means express written consent obtained separately from, and not contained in, any lease or rental agreement and that is not a condition of tenancy.
- 2) Require MRL notices to be delivered both to the homeowner and resident of the home.
- 3) Allow a homeowner or resident to revoke their affirmative, written consent to receive notices by electronic mail at any time, without any fee, charge, or penalty, and without any impact on the terms of the homeowner or resident's tenancy.
- 4) Require management to honor a homeowner or resident's revocation so long as it is in writing and indicates the intention of the homeowner or resident to no longer receive notices by electronic mail.
- 5) Require management who obtains affirmative, written consent of a homeowner or resident to receive notices by electronic mail to deliver to each such homeowner or resident, within five days, the following notice, as specified:

"You have agreed to receive only electronic copies of notices that your mobilehome park management is required to send you by law. This means that you may not receive important notices on your door or in the mail. You may revoke this agreement, without any penalty or obligation, at any time. To revoke this agreement, send a written notice to your management that states that you no longer agree to receive electronic notices."

## COMMENTS

More than one million people live in California's approximately 4,500 mobilehome parks. Mobilehomes are not truly mobile, in that it is often cost prohibitive to relocate them. The cost to move a mobilehome ranges from thousands to tens of thousands of dollars depending on the size of the home and the distance traveled. A mobilehome owner whose home is located in a mobilehome park does not own the land the unit sits on, and must pay rent and fees for the land and any community spaces.

The MRL extensively regulates the relationship between landlords and homeowners who occupy a mobilehome park. A limited number of provisions also apply to residents who rent, as opposed to own, their mobilehome. The MRL has two parts: Articles 1 through 8 apply to most

mobilehome parks and Article 9 applies to resident-owned parks or parks which are established as a subdivision, cooperative or condominium. The provisions cover many issues, including, but not limited to: 1) the rental and lease contract terms and specific conditions of receipt and delivery of written leases, park rules and regulations, and other mandatory notices; 2) mandatory notice and amendment procedures for mobilehome park rules and regulations; 3) mandatory notice of fees and charges, and increases or changes in them; and 4) specified conditions governing mobilehome park evictions. A dispute that arises pursuant to the application of the MRL generally must be resolved in a civil court of competent jurisdiction.

HCD oversees several areas of mobilehome law, including health and safety standards, registration and titling of mobilehomes and parks, and, through the Mobilehome Ombudsman, assists the public with questions or problems associated with various aspects of mobilehome law. The Mobilehome Ombudsman provides assistance by taking complaints and helping to resolve and coordinate the resolution of those complaints. However, the Ombudsman does not have enforcement authority for the MRL, and cannot arbitrate, mediate, negotiate, or provide legal advice on mobilehome park rent disputes, lease or rental agreements, but may provide general information on these issues. In 2018, the Mobilehome Residency Law Protection Program (MRLPP) was created to help mobilehome park residents better resolve issues and violations of the MRL. The program requires HCD to receive complaints from mobilehome park residents regarding violations of the MRL and refer complaints to a Legal Service Provider or appropriate enforcement agency.

There are a variety of notices that the MRL requires be delivered by park management to homeowners and residents, including a full copy of the MRL itself as well as notices regarding planned utility shutoffs, information about whether spaces in the park are or are not covered by rent control ordinances, notices of any changes to the park's rules and regulations, rent increase notices, and more. Last year, AB 661 (Patterson), Chapter 23, allowed for notices of planned utility shutoffs to be delivered electronically to residents if they have consented to receiving electronic notices. This bill would similarly allow park management to deliver certain MRL-mandated notices electronically to residents if they have opted in to receiving such notices electronically.

### **According to the Author**

"This bill takes critical steps to advance California's leading environmental friendly agenda by cutting down on millions of pieces of paper a year, that are more often than not simply wasted. When the MRL was first created and sent out annually, it was just a few pages long, with the MRL today being 28 pages. Not only will this bill cut down on environmental waste such as paper, but it saves fuel, ink, and resources needed to print, transport, and distribute the MRL."

### **Arguments in Support**

According to the Western Manufactured Housing Communities Association (WMA), the bill's sponsor, "As more Californians each year choose to go 'paperless' and receive correspondence via electronic means instead of traditional materials delivered by the United States Postal Service or an express delivery company, state law should adapt to the changing reality. Current law requires each tenant of a mobilehome park receive a physical hard copy of the Mobilehome Residency Law (MRL). AB 391 would allow tenants to voluntarily choose to receive these documents electronically instead of a printed copy. If a tenant elects to continue receiving paper delivery, that will be accommodated by park management. This is a purely voluntary option to save paper and reduce costs."

**Arguments in Opposition**

None on file.

**FISCAL COMMENTS**

Unknown. This bill is keyed non-fiscal by Legislative Counsel.

**VOTES:****ASM HOUSING AND COMMUNITY DEVELOPMENT: 12-0-0**

**YES:** Haney, Patterson, Ávila Farías, Caloza, Garcia, Kalra, Lee, Quirk-Silva, Ta, Tangipa, Wicks, Wilson

**ASSEMBLY FLOOR: 69-0-10**

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

**SENATE FLOOR: 40-0-0**

**YES:** Allen, Alvarado-Gil, Archuleta, Arreguín, Ashby, Becker, Blakespear, Cabaldon, Caballero, Cervantes, Choi, Cortese, Dahle, Durazo, Gonzalez, Grayson, Grove, Hurtado, Jones, Laird, Limón, McGuire, McNerney, Menjivar, Niello, Ochoa Bogh, Padilla, Pérez, Reyes, Richardson, Rubio, Seyarto, Smallwood-Cuevas, Stern, Strickland, Umberg, Valladares, Wahab, Weber Pierson, Wiener

**UPDATED**

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