
THIRD READING

Bill No: AB 456
Author: Connolly (D)
Amended: 6/2/25 in Assembly
Vote: 21

SENATE JUDICIARY COMMITTEE: 13-0, 7/1/25

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

ASSEMBLY FLOOR: 74-0, 6/5/25 - See last page for vote

SUBJECT: Mobilehome parks: sales or transfers: prospective purchasers of mobilehomes

SOURCE: Golden State Manufactured-home Owners League, Inc.

DIGEST: This bill modifies rules relating to the sale or transfer of a mobilehome that will remain in the park and provides that, if park management fails or refuses to notify a seller or prospective purchaser of specified information, certain rights for management to require repairs or improvements to the mobilehome or to deny the tenancy application of a prospective purchaser is waived.

ANALYSIS:

Existing law:

- 1) Creates 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 Code (Civ. Code) §§ 798 et seq.).
- 2) Requires mobilehome site rental agreements to be in writing and contain specified provisions, including a copy of the rules and regulations of the park, a copy of the text of the MRL, and specified notices regarding mobilehome

residents' rights. Requires that mobilehome park management must provide a copy of the MRL, or a notice that a change has been made to the MRL and that residents may obtain a copy of the MRL from management at no charge, prior to February 1st of each year whenever there has been a significant change to the MRL. (Civ. Code) § 798.15.)

- 3) Specifies that a mobilehome park may only evict a resident for: failing to comply with a local or state law or regulation on mobilehomes within a reasonable time after the homeowner receives notice of noncompliance; conduct of the resident that amounts to a substantial annoyance of other homeowners or residents; conviction for certain crimes; failure to comply with a reasonable rule of the park; condemnation of the park; a change of use of the park or any portion of it, as specified; or for nonpayment of rent, utilities, or other reasonable incidental services charged by the park. (Civ. Code § 798.56.)
- 4) Prohibits management from terminating or refusing to renew a tenancy, except for a reason specified in (3), above, and upon giving written notice to the homeowner to sell or remove the mobilehome from the park, at the homeowner's election, within a period of not less than 60 days. Requires a copy of this notice to be sent to the legal owner of the mobilehome, each junior lienholder, and the registered owner of the mobilehome, if other than the homeowner, by United States mail within 10 days after notice to the homeowner. (Civ. Code § 798.55(b)(1).)
- 5) Requires that, when mobilehome park management plans to amend the park's rules and regulations, it must meet and consult with mobilehome residents in the park, after providing written notice to all mobilehome residents 10 days or more before the meeting. Requires that mobilehome residents who did not consent to the proposed amendment of a rule or regulation receive written notice not less than 6 months before the amendment may be implemented after the meeting. (Civ. Code § 798.25.)
- 6) Prohibits mobilehome park management from requiring the removal of a mobilehome from the mobilehome park in the event of the sale of the mobilehome to a third party during the term of the mobilehome owner's rental agreement or for 60 days after management provided notice of eviction of the previous mobilehome owner, except in limited circumstances to upgrade the quality of the park. Requires mobilehome park management to provide particular notice of the condition of the mobilehome permitting it to require the mobilehome's removal under this exception. (Civ. Code § 798.73.)

- 7) Allows park management, in the event of a sale to a third party under (6), above, in order to upgrade the quality of the park, to require that a mobilehome be removed from the park where:
 - a) The home is not a “mobilehome,” as defined;
 - b) The home is more than 20 years old, or more than 25 years old if manufactured after September 15, 1971, and is 20 feet wide or more, and does not comply with specified health and safety standards and regulations, as determined following an inspection by the appropriate enforcement agency;
 - c) The mobilehome is more than 17 years old, or more than 25 years old if manufactured after September 15, 1971, and is less than 20 feet wide, and the mobilehome does not comply with specified construction and safety standards and regulations, as determined following an inspection by the appropriate enforcement agency; or
 - d) The home is in a significantly rundown condition or in disrepair, as determined by the general condition of the mobilehome and its acceptability to the health and safety of the occupants and to the public, exclusive of its age. Requires management use reasonable discretion in determining the general condition of the mobilehome and its accessory structures, and shall bear the burden of demonstrating that the mobilehome is in a significantly rundown condition or in disrepair. (Civ. Code § 798.73.)
- 8) Prohibits management from requiring a mobilehome to be removed from the park under (7), above, unless the management has provided to the homeowner notice specifying the condition that permits the removal of the mobilehome. (Civ. Code § 798.73(e).)
- 9) Allows park management to require repairs or improvements to a mobilehome, its appurtenances, or an accessory structure in the case of a sale or transfer of a mobilehome that will remain in the park, if the repairs or improvements meet all of the following conditions:
 - a) The repair or improvement is to the mobilehome, its appurtenances, or an accessory structure that is not owned and installed by management, except as allowed for cases of damage to the park space or property owned by management caused by the actions or negligence of the homeowner or an agent of the homeowner;

- b) The repair or improvement is based upon or is required by a local ordinance or state statute or regulation relating to mobilehomes, or a rule or regulation of the mobilehome park that implements or enforces a local ordinance or a state statute or regulation relating to mobilehomes; and
 - c) The repair or improvement relates to the exterior of the mobilehome, its appurtenances, or an accessory structure that is not owned and installed by management. (Civ. Code § 798.73.5(a).)
- 10) Requires park management to provide a homeowner a written summary of repairs or improvements that management requires to be made to the mobilehome, its appurtenances, or an accessory structure that is not owned and installed by management no later than 10 business days following receipt of a request for this information, as part of the 60-day minimum notice required when a homeowner vacates their tenancy. Requires the summary of repairs or improvements to include specific references to park rules and regulations, local ordinances, and state statutes and regulations relating to mobilehomes upon which the request for repair or improvement is based. (Civ. Code § 798.73.5(b).)
- 11) Allows management to require the right of prior approval of a prospective purchaser of a mobilehome that will remain in the park. Requires a mobilehome owner or their agent selling their mobilehome to give notice of a sale of a mobilehome that will remain in the park to management before the close of the sale. Requires management to provide the seller and prospective purchaser, within 15 days of receiving this notice from the seller, both of the following:
- a) The standards that management customarily utilizes to approve a tenancy application, including the minimum reported credit score from a consumer credit reporting agency that management requires for approval; and
 - b) A list of all documentation that management will require to determine if the prospective purchaser will qualify for tenancy in the park. (Civ. Code § 798.74(b).)
- 12) Prohibits management from withholding approval from a prospective purchaser of a mobilehome unless any of the following apply:
- a) Management reasonably determines that, based upon the purchaser's prior tenancies, the purchaser will not comply with the rules and regulations of the park;

- b) The purchaser does not have the financial ability to pay the rent, estimated utilities, and other charges of the park; or
 - c) The purchaser has committed fraud, deceit, or concealment of material facts during the application process. (Civ. Code § 798.74(c).)
- 13) Requires park management to notify the seller and prospective purchaser in writing within 15 business days of receiving all of the information requested from the prospective purchaser of either acceptance or rejection of the purchaser's application. Requires a prospective purchaser to comply with park management's request, if any, for a personal interview during this 15-day period. Requires park management, if it rejects the application for tenancy, to state the reason for the rejection in accordance with (12), above. (Civ. Code § 798.74(e)(1).)
- 14) Requires park management to provide a prospective mobilehome owner with specified information, including the monthly space rent and other information, within two business days of receiving a request from a prospective mobilehome owner for an application for residency for a specific space within the park, if management has been advised that the mobilehome occupying that space is for sale. (Civ. Code § 798.74.5(a).)
- 15) Requires an escrow, sale, or transfer agreement involving a mobilehome located in a park at the time of sale, where the mobilehome is to remain in the park, to contain a copy of either a fully executed rental agreement or a statement signed by the park's management and the prospective homeowner that the parties have agreed to the terms and conditions of a rental agreement. (Civ. Code § 798.75(a).)
- 16) Requires an escrow, sale, or transfer agreement involving a mobilehome located in the mobilehome park that will remain in the park to include a copy of a fully executed rental agreement or a statement signed by the parties stating that they have agreed to the terms and conditions of a rental agreement. Specifies that, if the mobilehome purchaser fails to execute a rental agreement, they will have no rights of tenancy and will be subject to eviction as an unlawful occupant. (Civ. Code § 798.75.)
- 17) Prohibits an occupant of a mobilehome from being considered an unlawful occupant and prohibits them from being subject to unlawful detainer proceedings if the occupant is the registered owner of the mobilehome, park management has determined that the occupant has the financial ability to pay

the rent and charges of the park and will comply with the MRL and the park rules and regulations, and management failed or refused to offer the occupant a rental agreement. (Civ. Code § 798.75(d).)

This bill:

- 1) Extends the timeline for park management to provide the mobilehome owner a written summary of repairs or improvements that park management is requiring when the mobilehome is being sold and will remain in the park from 10 to 15 business days from receiving a request for such information.
- 2) Specifies that, if park management fails or refuses to provide the mobilehome owner a written summary of repairs or improvements that park management requires to be made to the mobilehome, its appurtenances, or an accessory structure, park management must be deemed to have voluntarily waived any and all rights to require repairs or improvements to the mobilehome, its appurtenances, or an accessory structure, other than a repair or improvement that is required by local ordinances and statutes and regulations related to health and safety.
- 3) Specifies that, if park management fails or refuses to notify a mobilehome seller and prospective purchaser in writing of management's acceptance or rejection of the prospective purchaser's tenancy application, park management must be deemed to have approved the application.
- 4) Requires, in the case of the sale or transfer of a mobilehome that will remain in the mobilehome park and upon written request, that a mobilehome owner provide a copy of the mobilehome's TDS to park management.
- 5) Specifies that a mobilehome purchaser is not considered an unlawful occupant when they fail to execute a rental agreement if:
 - a) Park management failed or refused to timely notify the occupant of the acceptance or rejection of their tenancy application, as required, such that the occupant was deemed to have been approved for tenancy;
 - b) The occupant is the registered owner of the mobilehome; and
 - c) Park management failed or refused to offer the occupant a rental agreement.

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

SUPPORT: (Verified 7/3/25)

Golden State Manufactured-home Owners League, Inc. (source)

AARP

California Alliance for Retired Americans

OPPOSITION: (Verified 7/3/25)

None received

ARGUMENTS IN SUPPORT:

According to the Golden State Manufactured-home Owners League, Inc.:

There continues to be frequent instances when park managers interfere with, and sometimes obstruct the sale of mobilehomes – often the only asset a mobilehome owner has.

The bill continues to allow park management to require certain repairs or upgrades to the exterior of a mobilehome at time of an “in place” sale in a park. Upon request of the selling homeowner, park management must provide a written summary of those items to the seller within 10 business days.

Despite making such requests, selling homeowners often receive multiple delayed responses from park management and sometimes no response at all. As a result, sales transactions are delayed or unable to close on time, resulting in significant damage to the parties. Park management is known to disrupt sales to allow management to buy the home at a much lower price and then it rent at a significantly higher price.

Finally, once a sales contract is finalized and the sale is in escrow, mobilehome buyers often do not receive approval for their tenancy in the park, which is a condition of the sale.

Interference with the sale of a home is not legal anywhere in California. AB 456 ensures that is also true for the sale of mobilehomes.

ASSEMBLY FLOOR: 74-0, 6/5/25

AYES: Addis, Aguiar-Curry, Ahrens, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Caloza,

Carrillo, Castillo, Connolly, Davies, DeMaio, Dixon, Elhawary, Ellis, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Kalra, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Muratsuchi, Nguyen, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wicks, Wilson, Zbur, Rivas

NO VOTE RECORDED: Alanis, Chen, Flora, Ortega, Michelle Rodriguez

Prepared by: Ian Dougherty / JUD. / (916) 651-4113
9/4/25 11:31:51

**** END ****