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## SENATE COMMITTEE ON APPROPRIATIONS

Senator Anna Caballero, Chair  
2025 - 2026 Regular Session

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### AB 806 (Connolly) - Mobilehomes: cooling systems

**Version:** June 5, 2025

**Urgency:** No

**Hearing Date:** August 18, 2025

**Policy Vote:** JUD. 10 - 1

**Mandate:** No

**Consultant:** Liah Burnley

**Bill Summary:** AB 806 creates a new cause of action if ownership or management of a mobilehome park prohibits the installation of a cooling system in a mobile home, as specified.

**Fiscal Impact:** Unknown, potentially significant costs to the state funded trial court system (Trial Court Trust Fund, General Fund) to adjudicate civil actions. Creating a new private cause of action that allows for the recovery of attorney's fees and statutory damages may lead to additional case filings that otherwise would not have been commenced and could lead to lengthier and more complex court proceedings with attendant workload and resource costs to the court. The fiscal impact of this bill to the courts will depend on many unknowns, including the number of cases filed and the factors unique to each case. An eight-hour court day costs approximately \$10,500 in staff in workload. If court days exceed 10, costs to the trial courts could reach hundreds of thousands of dollars. While the courts are not funded on a workload basis, an increase in workload could result in delayed court services and would put pressure on the General Fund to fund additional staff and resources and to increase the amount appropriated to backfill for trial court operations.

**Background:** Extreme heat poses serious health risks to Californians every year. The incidences of high temperatures and extreme heat have been increasing every year, and will continue to do so as climate change continues to warm the planet. Mobilehome residents can be particularly vulnerable to extreme heat. Mobilehomes are pre-fabricated homes that are designed to be able to be transported and moved between locations, though transporting a mobilehome is incredibly difficult and expensive. Many mobilehome residents own their mobilehome, but lease the land upon which their home is located from a mobilehome park in which their mobilehome sits. The mobilehome park maintains rules for the park, which mobilehome residents must follow as part of their lease agreement. According to the author and sponsor, some mobilehome parks prohibit mobilehome owners from installing and using cooling systems in their mobilehomes.

**Proposed Law:** This bill provides, in relevant part, all of the following:

- Makes any covenant, restriction, or condition contained in any rental agreement or other instrument affecting the tenancy of a homeowner or resident in a subdivision, cooperative, or condominium for mobilehomes, or resident-owned mobilehome park that effectively prohibits or restricts the installation, upgrade, replacement, or use of a cooling system in a mobilehome void and unenforceable.

- Provides that ownership or management shall not prohibit or restrict a homeowner or resident from installing, upgrading, replacing, or using a cooling system in their mobilehome.
- States that management shall not do any of the following:
  - Charge any fee to a homeowner or resident in connection with the installation, upgrade, replacement, or use of a cooling system;
  - Require a homeowner or resident to use a specific cooling system, type of cooling system, or cooling system contractor or product;
  - Claim or receive any rebate, credit, or commission in connection with a homeowner's or resident's installation, upgrade, replacement, or use of a cooling system; and,
  - Require homeowners or residents to remove cooling systems or prevent replacements or upgrades to existing cooling systems.
- Provides that "cooling system" can include, but is not limited to, a portable air-conditioning unit, a window air-conditioning unit, a swamp cooler or any evaporative cooler, a cooling fan system, a heat pump, or any other technology that reasonably creates an internal temperature cooling benefit. A cooling system shall meet applicable health and safety standards and requirements imposed by law.
- Requires, for any subdivision, cooperative, or condominium for mobilehomes, or resident-owned mobilehome parks that have a designated indoor common area or other common space, and upon the issuance of an Extreme Heat Warning by the National Weather Service for the area in which the park is located, the subdivision, cooperative, or condominium for mobilehomes, or resident-owned mobilehome park shall provide cooling to at least one indoor common area or space each day for the duration of the Extreme Heat Warning.
- Provides that the tenancy of a homeowner or resident shall not be terminated for the installation, upgrade, replacement, or use of a cooling system as permitted under this section.
- States that any entity that willfully violates these provisions shall be liable to the homeowner, resident, or other party for actual damages occasioned thereby, and shall pay a civil penalty to the homeowner, resident, or other party in an amount not to exceed \$2,000. In any action to enforce compliance, the prevailing party shall be awarded reasonable attorney's fees.

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