
SENATE COMMITTEE ON APPROPRIATIONS

Senator Anna Caballero, Chair
2025 - 2026 Regular Session

AB 806 (Connolly) - Mobilehomes: cooling systems

Version: June 5, 2025

Urgency: No

Hearing Date: August 29, 2025

Policy Vote: JUD. 10 - 1

Mandate: No

Consultant: Liah Burnley

Bill Summary: 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.

***** ANALYSIS ADDENDUM – SUSPENSE FILE *****

The following information is revised to reflect amendments
adopted by the committee on August 29, 2025

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.

Author Amendments:

- Strike provisions relating to common areas.
- Provide that the provisions prohibiting management from restricting a homeowner from installing a cooling system in their mobilehome do not apply if management establishes that a permit from a designated permitting authority is required and the permit is not granted.

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