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THIRD READING

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Bill No: AB 806  
Author: Connolly (D), et al.  
Amended: 8/29/25 in Senate  
Vote: 21

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SENATE JUDICIARY COMMITTEE: 10-1, 7/8/25

AYES: Umberg, Allen, Arreguín, Ashby, Caballero, Durazo, Laird, Stern, Wahab, Wiener

NOES: Valladares

NO VOTE RECORDED: Niello, Weber Pierson

SENATE APPROPRIATIONS COMMITTEE: 5-0, 8/29/25

AYES: Caballero, Cabaldon, Grayson, Richardson, Wahab

NO VOTE RECORDED: Seyarto, Dahle

ASSEMBLY FLOOR: 61-0, 5/15/25 - See last page for vote

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**SUBJECT:** Mobilehomes: cooling systems

**SOURCE:** Legal Aid of Sonoma County

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**DIGEST:** This bill prohibits a mobilehome park from prohibiting or restricting a mobilehome owner or resident from installing, upgrading, replacing, or using a cooling system in their mobilehome, as specified, and makes any mobilehome park rules or restrictions that effectively prohibit or restricts cooling systems in residents' mobilehomes void and unenforceable, as specified.

**ANALYSIS:**

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 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 mobilehome owner receives notice of noncompliance; conduct of the resident that amounts to a substantial annoyance of other mobilehome owners or residents; conviction for certain crimes; failure to comply with a reasonable rule of the park; 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) Requires management to provide all affected homeowners and residents at least 72 hours' written advance notice of an interruption in utility service of more than two hours for the maintenance, repair, or replacement of facilities of utility systems over which the management has control within the park, provided that

the interruption is not due to an emergency. Allows mobilehome park management to, upon voluntary, written consent of a homeowner or resident, provide this notice by electronic communication in a form of electronic communication to which the homeowner or resident consents. (Civ. Code § 798.42.)

- 7) Requires every mobilehome park to have a person available by telephone or similar means who is responsible for, and must reasonably respond in a timely manner to, emergencies concerning the operation and maintenance of the park, and requires that, for mobilehome parks with 50 or more units, this responsible person or their designee reside in the park and have knowledge of the emergency procedures and the emergency preparedness plans for the park. (Health & Saf. Code § 18603.)
- 8) Requires a mobilehome park owner or operator to adopt an emergency preparedness plan prior to the issuance of the permit to operate, as specified, and requires the owner or operator of the park to post notice of the emergency preparedness plan in the park clubhouse or other publicly accessible area and provide annual notice of how to access the plan and individual emergency preparedness. (Health & Saf. Code § 18603(b)-(c).)

This bill:

- 1) Specifies that any covenant, restriction, or condition in any rental agreement or other instrument affecting a mobilehome owner or resident's tenancy in a mobilehome park that effectively prohibits or restricts the installation, upgrade, replacement, or use of a cooling system in a mobilehome is void and unenforceable.
- 2) Specifies that mobilehome park management may not prohibit or restrict a mobilehome owner or resident from installing, upgrading, replacing, or using a cooling system in their mobilehome, and that management may not:
  - a) Charge any fee in connection with the installation, upgrade, replacement, or use of a cooling system;
  - b) Require a mobilehome owner or resident to use a specific cooling system, type of cooling system, or cooling system contractor or product;

- c) Claim or receive any rebate, credit, or commission in connection with a mobilehome owner or resident's installation, upgrade, replacement, or use of a cooling system; or
  - d) Require mobilehome owners or residents to remove cooling systems, or prevent the replacement or upgrade of an existing cooling system.
- 3) Specifies that (2), above, does not apply if the mobilehome park management establishes that:
- a) The installation, upgrade, replacement, or use of the cooling system would violate federal, state, or local law;
  - b) A permit from a designated permitting authority is required for the installation, upgrade, replacement, or use of the cooling system, and that permit is not granted; or
  - c) The amperage required to power any individual cooling system cannot be accommodated by the power service to the lot, as demonstrated in writing by a federal, state, or local government enforcement agency.
- 4) Defines, for the purposes of its provisions, "cooling system" to include, but not be 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. Specifies that a cooling system must meet all applicable health and safety standards and requirements.
- 5) Adds identical provisions as (1) through (4), above, to provisions regulating subdivisions, cooperatives, and condominiums for mobilehomes, and resident-owned mobilehome parks.

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

According to the Senate Appropriations Committee:

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.

**SUPPORT:** (Verified 8/29/25)

Legal Aid of Sonoma County (source)  
Building Decarbonization Coalition  
California Center for Movement Legal Services  
Cleaneearth4kids.org  
Golden State Manufactured-home Owners League, Inc.  
Leadership Counsel for Justice and Accountability  
Marin Clean Energy  
Sonoma County Democratic Party

**OPPOSITION:** (Verified 8/29/25)

None received

**ARGUMENTS IN SUPPORT:**

According to the Legal Aid Foundation of Sonoma County, which is the sponsor of AB 806:

In recent years, California’s temperature landscape has shifted dramatically. Our state has experienced record-breaking heat in recent years; extreme heat events have become more frequent, more severe, and more dangerous. The impacts of extreme heat disproportionately impact those who are elderly, disabled, low-income, or have health or mobility related conditions. Many residents living in mobilehome parks meet these vulnerability criteria and face heightened risk during extreme heat events.

We continue to see mobilehome parks that prohibit residents from installing cooling systems within their own homes, and without providing alternative locations for residents to seek respite. In a state where hundreds of people die annually from heat-related illness, denying residents of mobilehome parks the ability to cool their homes is not just unjust – it is dangerous.

AB 806 is a commonsense solution that ensures residents have the right to install cooling systems in their homes, and when possible, provides residents access to air-conditioned common areas within parks during heat emergencies. These steps are critical to protecting the health and well-being of some of our state's most vulnerable residents.

**ARGUMENTS IN OPPOSITION:**

ASSEMBLY FLOOR: 61-0, 5/15/25

AYES: Addis, Aguiar-Curry, Ahrens, Alvarez, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Caloza, Carrillo, Chen, Connolly, Davies, Elhawary, Ellis, Flora, Fong, Gabriel, Garcia, Gipson, Mark González, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Kalra, Krell, Lee, Lowenthal, McKinnor, Muratsuchi, Nguyen, Ortega, Pacheco, Papan, Patel, Pellerin, Petrie-Norris, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Ta, Valencia, Wallis, Ward, Wicks, Zbur, Rivas

NO VOTE RECORDED: Alanis, Arambula, Ávila Farías, Castillo, DeMaio, Dixon, Gallagher, Jeff Gonzalez, Hadwick, Lackey, Macedo, Patterson, Quirk-Silva, Ramos, Sanchez, Stefani, Tangipa, Wilson

Prepared by: Ian Dougherty / JUD. / (916) 651-4113  
9/2/25 18:04:49

\*\*\*\* END \*\*\*\*