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## SENATE COMMITTEE ON APPROPRIATIONS

Senator Sabrina Cervantes, Chair  
2025 - 2026 Regular Session

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### SB 1092 (Allen) - Mobilehome parks: resident organizations: option to purchase

**Version:** April 23, 2026

**Urgency:** No

**Hearing Date:** May 11, 2026

**Policy Vote:** JUD. 10 - 2, HOUSING 8 - 1

**Mandate:** No

**Consultant:** Bob Franzoia

**Bill Summary:** SB 1092 would require mobilehome park management to notice each park resident and other entities at least 360 days before making a final unconditional acceptance of an offer to sell, lease, or transfer the mobilehome park if it receives such an offer that it intends to accept, and creates a process by which a resident organization of mobilehome residents within the park, or its assignee, may make an offer to purchase the mobilehome park instead.

**Fiscal Impact:** Estimated cost to the Department of Housing and Community Development (HCD) of up to \$200,00 annually for technical expertise; up to \$120,000 one time for information technology upgrades (General Fund).

**Background:** Mobilehome parks are an important source of affordable housing in California. Yet mobilehome park residents are in a unique position, as they own their mobilehome, but rent the lot on which it sits from the mobilehome park. This bill proposes to help mobilehome park residents acquire the park and keep it as a source of affordable housing when the mobilehome park's management intends to sell the park. The bill requires park management to provide every park resident, and specified local and state entities, with a notice that it has received an offer to sell the park, that it intends to accept that offer, at least 360 days before park management makes a final, unconditional acceptance of the offer. It also requires HCD to create and maintain a list of "qualified entities," as specified, that HCD must provide to park management after park management notifies HCD of its intended sale of the park. The park's management must then provide the notice to the qualified entities that request to be sent the notice.

**Proposed Law:** This bill would establish the Mobilehome Community Stability and Preservation Act. If management of a mobilehome park receives an offer for the sale, lease, or transfer of a mobilehome park, they would be required to give at least 240 days' notice to each resident household in the park and to specific entities, including HCD before making a final, unconditional acceptance of the offer. HCD would be required to establish a process for certifying qualified entities that can be designated by a resident organization to operate a mobilehome park and shall maintain and update the list of qualified entities annually, providing it to management, as specified.

HCD would see an increase in workload to develop the qualified entity submission criteria, maintain the required annual list, and coordinate responses to sale notices. HCD would also see an increase in phone and email inquiries for stakeholder technical assistance. Additionally, there would be an ongoing need to provide technical expertise on mobilehome park operations to stakeholders and develop guidance and procedures.

Lastly, HCD would need an additional position to expand the existing Online Services system to accept applications to certify entities and develop an electronic notice submission portal to receive the notices from park owners.

**Related Legislation:** SB 1093 (Allen) would require certain responsibilities of mobilehome park management and would assign certain protections to mobilehome park residents, following a natural disaster. SB 1093 is on the committee's agenda today.