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THIRD READING

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Bill No: SB 1092  
Author: Allen (D)  
Amended: 4/23/26  
Vote: 21

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SENATE JUDICIARY COMMITTEE: 10-2, 4/7/26

AYES: Umberg, Allen, Ashby, Caballero, Durazo, Reyes, Stern, Wahab, Weber  
Pierson, Wiener

NOES: Niello, Valladares

NO VOTE RECORDED: Laird

SENATE HOUSING COMMITTEE: 8-1, 4/21/26

AYES: Arreguín, Cabaldon, Caballero, Cortese, Durazo, Gonzalez, Ochoa Bogh,  
Padilla

NOES: Seyarto

NO VOTE RECORDED: Grayson

SENATE APPROPRIATIONS COMMITTEE: 5-2, 5/14/26

AYES: Cervantes, Cabaldon, Grayson, Richardson, Wahab

NOES: Seyarto, Dahle

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**SUBJECT:** Mobilehome parks: resident organizations: option to purchase

**SOURCE:** California Coalition for Rural Housing  
Neighborhood Partnership Housing Services Inc.  
ROC USA

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**DIGEST:** This bill requires mobilehome park management to notify each park resident and other specified entities at least 240 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.

**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 (Civ.) Code §§ 798 et seq.)
- 2) Requires, not less than 30 days or more than one year before entering into a listing agreement with a licensed real estate broker for the sale of the park or offering to sell the park to any party, a mobilehome park owner to provide written notice of their intent to sell the mobilehome park to the president, secretary, and treasurer of any resident organization formed by the mobilehome owners in the mobilehome park, as specified. Specifies that an offer to sell the park is not construed as an offer unless it is initiated by the park owner or their agent. Specifies that an owner of a mobilehome park is not required to provide this notice unless the resident organization first furnishes the park owner or the park manager with a written notice of the name and contact information for the president, secretary, and treasurer of the resident organization, notifies the park owner or manager that the park residents are interested in purchasing the park, and furnishes the park owner or manager with notice of any change in the name or address of the officers of the resident organization within five days of any change. Exempts certain transfers or sales, as specified. (Civ. Code § 798.80.)
- 3) Specifies that nothing in the provisions described in (2) affects the validity of title to real property transferred in violation of those provisions, but that such a violation shall subject the seller to civil action by mobilehome residents of the park or the resident organization. (Civ. Code § 798.80(c).)
- 4) Requires, prior to the conversion of a mobilehome park to another use, closure, or cessation, the person or entity proposing the change to report on the impact of the conversion, closure, or cessation. Requires this report to include a replacement and relocation plan that adequately mitigates the impact upon the ability of the displaced residents to find adequate housing in a mobilehome park. Specifies that, if a displaced resident cannot obtain adequate housing in another mobilehome park, the person or entity proposing the change must pay the displaced resident the in-place market value of their mobilehome, as specified. Before the approval, a local legislative body must review the impact report and any additional relevant documentation and make a finding as to whether the approval, taking into consideration both the impact report and the

housing availability within the local jurisdiction, will result in or materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households in the jurisdiction. (Government (Gov.) Code § 65863.7.)

This bill:

- 1) Repeals the provisions described in (2) and (3), above.
- 2) Defines “resident organization” as a group of homeowners who have formed a nonprofit corporation pursuant to specified provisions of the Revenue and Taxation Code, a cooperative corporation, or other entity or organization, and specifies that a resident organization may designate an agent to act on its behalf.
- 3) Defines “qualified entity” as an entity that the Department of Housing and Community Development has certified, pursuant to specified provisions.
- 4) Requires, if mobilehome park management receives an offer for the sale, lease, or transfer of the mobilehome park that management intends to accept, that management give notice to the following entities at least 240 days before making a final unconditional acceptance of the offer:
  - a) To each resident household in the mobilehome park by first-class certified mail with return receipt requested and by email, if provided by the resident;
  - b) To the mayor of the city in which the mobilehome park is located, or to the chair of the board of supervisors if the park is located in an unincorporated area, as specified;
  - c) To the appropriate local public housing authority, if any; and
  - d) To HCD.
- 5) Requires that this notice include a statement from management that it has received an offer for the sale, lease, or transfer of the park that it intends to accept, a statement of the mobilehome owner’s rights described below and the deadlines for exercising those rights, and a statement of the price, terms, and conditions of the offer that management has conditionally accepted or plans to accept concerning the park, or a copy of the offer or purchase contract. If the sale is for more than one park or for the park and other unrelated properties, the notice must state both the aggregate price and the price of the park where the mobilehome owners reside.

- 6) Requires HCD to, upon receipt of this notice, make a list of qualified entities available to the mobilehome park management, and requires the mobilehome park management to send a written copy of the notice to the qualified entities included on the list that directly request the notice from management.
- 7) Specifies that an entity is not eligible to be certified as a qualified entity unless it is a local nonprofit organization or public agency, or a regional or national nonprofit organization or public agency.
- 8) Requires HCD to establish a process for certifying an entity as a qualified entity that can be designated by a resident organization to operate a mobilehome park and its communal facilities for its remaining useful life, based on demonstrated relevant prior experience in California and current capacity. Requires HCD to maintain and update annually a list of entities that are certified pursuant to these provisions.
- 9) Specifies that, no later than 120 days after the notice described in (4), above, is sent, a resident organization or its assignee may deliver a good faith, written purchase agreement offer for the park to management, along with a statement that more than 50 percent of the mobilehome owners in the park support the purchase offer.
- 10) Requires, if such a proposed purchase agreement is delivered to the mobilehome park management within those 120 days, that management consider the proposed purchase agreement and negotiate with the resident organization in good faith for the purchase of the park. Requires management to make the same information available to the resident organization that the community owner has or would have provided to another prospective purchaser. Requires management to provide a good faith reason, in writing, to the resident organization within three days of its rejection if it rejects the resident organization's proposed purchase agreement.
- 11) Provides the resident organization with the right to purchase the park at the price, terms, and conditions stated in its proposed purchase agreement if the resident organization provides a proposed purchase agreement within the 120-day period that matches the price and has substantially the same terms and conditions as the offer that management conditionally accepted or planned to accept. Prohibits mobilehome park management from unreasonably refusing to enter into or delay the execution or closing of a purchase agreement with a resident organization that has proposed such a purchase agreement.

- 12) Specifies that, if the mobilehome park management does not receive a proposed purchase agreement in writing from a resident organization during the 120-day period, management has no further duties under these provisions.
- 13) Prohibits a mobilehome park management from rejecting a proposed purchase agreement from a resident organization solely on the basis of its inclusion of a financing contingency, the type of financing or payment method, or the time period for closing, and requires that management provide the resident organization 120 days from the date management and the resident organization enter into a purchase agreement to arrange all necessary financing, and a commercially reasonable time to close on the sale. Specifies that, if the resident organization fails to arrange financing during this 120-day period or a longer period agreed to by the parties, or fails to close on the sale in compliance with the purchase agreement, the mobilehome park management has no more duties under these provisions.
- 14) Permits a resident organization to assign its rights under the bill's provisions to the municipality in which it is located, a housing authority located within the municipality, a state agency, or a qualified entity for the purpose of continuing the use of the property as a mobilehome park. Permits the resident organization to rescind this assignment at any time, and specifies that a resident organization may not assign its rights under these provisions if it represents less than 50 percent of the mobilehome owners of the mobilehome park.
- 15) Exempts from its provisions: a lease of a lot within the mobilehome park to a person who will live in the mobilehome on that lot; a conveyance of an interest in the park that is incidental to the financing of the park; a sale or transfer pursuant to eminent domain; or an initial offer for sale, lease, or transfer from a resident organization that represents at least 50 percent of the homeowners of the park.
- 16) Permits a resident organization to bring a civil action against a mobilehome park management that sells, leases, or transfers a mobilehome park without complying with the bill's provisions, and makes a mobilehome park management that violates the bill's provisions subject to a civil penalty of \$100,000, or 20 percent of the total sales price, whichever is greater. Permits such an action to be brought by the Attorney General or by the district attorney, county counsel, or city attorney of the location in which the violation occurred. Permits a court to grant relief that it finds necessary to enforce the

bill's provisions, including injunctive relief, and specifies that a lack of knowledge of these provisions may not be a defense.

### **Comments**

This bill requires the mobilehome park to provide notice to specified entities at least 240 days prior to making a final, unconditional acceptance of an offer to purchase the park when it receives such an offer that it intends to accept. This bill also provides a resident organization representing the mobilehome park residents an opportunity to make a good faith offer to purchase within 120 days of that notice being sent to purchase the park instead. However, this bill does not require the mobilehome park to accept this offer, unless the offer is at the same price and substantially the same terms as the offer that the park intended to accept from the third party. If the offer is not at the same price or terms as the offer the park intended to accept, the park must consider the offer and engage in good faith negotiations with the resident organization, but it can still reject the offer. These provisions provide protections to allow the park owner to receive the same compensation for the park that they would have received selling it to the highest bidder. If a resident organization does not submit an offer to purchase the park within the 120-day period, the park management has no more obligations under the bill's provisions, including with regard to the 240-day notice timeline, and may proceed with formally accepting and closing upon the original offer the intended to accept.

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

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).

**SUPPORT:** (Verified 5/14/2026)

California Coalition for Rural Housing (co-source)  
Neighborhood Partnership Housing Services Inc. (co-source)  
ROC USA (co-source)  
400 Craig Drive Mobile Home Owners Association  
All Home  
California Center for Cooperative Development  
California Coalition for Community Investment  
California Community Land Trust Network  
California Rural Legal Assistance Foundation  
Center for Community Action and Environmental Justice

Central Coast Alliance United for a Sustainable Economy  
Consejo De Federaciones Mexicanas  
East Bay Housing Organizations  
Friends Committee on Legislation of California  
Golden State Manufactured-Home Owners League, Inc.  
Health in Partnership  
Housing California  
Leadership Counsel for Justice and Accountability  
Legal Aid of Sonoma County  
Lift to Rise  
MHaction  
Mobile Home Resident Coalition  
National Consumer Law Center  
National Housing Law Project  
Palisades Bowl Community Group  
Public Interest Law Project  
Public Law Center  
Rise Economy  
Starting Over Inc.  
Starting Over Strong  
Tenants Together  
Tenants United Anaheim  
Thai Community Development Center  
Urban Habitat  
Western Center on Law and Poverty

**OPPOSITION:** (Verified 5/14/2026)

California Mobilehome Parkowners Alliance  
Western Manufactured Housing Communities Association

**ARGUMENTS IN SUPPORT:** According to the California Coalition for Rural Housing, Neighborhood Partnership Housing Services, and ROC USA, the sponsors of SB 1092:

California's 4,500 manufactured home communities are some of the last sources of affordable homeownership opportunities in the state. However, they are under threat. Investors are aggressively targeting parks with the aim of raising rents and redeveloping the land. The result is the displacement of lower-income families and the loss of naturally occurring affordable

housing. Between 2016 and 2025, 102 parks closed, representing the loss of an estimated 4,553 manufactured housing lots, or about 500 lots each year.

Manufactured homeowners are particularly vulnerable since, despite the “mobilehome” moniker, their structures typically cannot be moved. That means that for these households, their biggest asset can be jeopardized by the decisions of the park owner.

Most manufactured homeowners own their homes but lease the land under them. Residents have secured ownership of the park itself in only a handful of California parks. Doing so gives them the stability, equity building, and long-term affordability that comes with ownership. While resident-ownership is common in many states, California law makes it an uphill battle.

SB 1092 would give park residents a fair opportunity to purchase their communities by ensuring that homeowners receive advance notice of sale and a chance to match third party offers. The law would not require park owners to sell to park residents, but rather give residents the right to participate in a transparent sale process.

Without legislative action, the current trend of corporate consolidation of the manufactured housing market will continue, and we can expect to see more park closures and more families priced out by rising lot rents.

**ARGUMENTS IN OPPOSITION:** According to the Western Manufactured Homes Association, which opposes SB 1092:

Under SB 1092, a resident organization or qualified entity would have 180 days after a notice is sent to deliver an offer and another 180 days after that to secure financing to close on the sale. That would mean that the sale of the park could not occur for 360 days or longer, depending on the time a resident organization states it will need to put together the necessary financing to close. This delay would unconstitutionally deprive a parkowner of his right to sell his park for full market value in a timely manner.

The requirement contained in the proposed Civil Code § 798.83.1 would prevent a park operator from accepting an offer from another entity to purchase a mobilehome park for almost a full year. This timeframe would prevent a park from being sold for fair market value in a 1031 exchange in compliance with the federal Internal Revenue Code 1031 (1031 Exchange).

The 1031 exchange requirements in California include closing on a replacement property within 180 days of the sale of the original property. The timeframes contained in SB 1092 would effectively prevent manufactured housing communities from being sold as part of a 1031 exchange, and this will severely limit the number of potential buyers and thereby decrease the value of the park.

In addition, the bill states that “management shall not reject a proposed agreement solely on the basis of its inclusion of a financing contingency, the type of financing or payment method, or the time period for closing.” Those are literally the fundamental components that all sellers use to determine how they dispose of their property and yet SB 1092 states that a seller can’t use any of those factors in denying a purchase.

Another objection to SB 1092 is that there does not seem to be any penalty if a resident organization that indicates an interest in purchasing the park is not able to secure financing. Normally, a right of first refusal includes a non-refundable deposit that is forfeited if a potential buyer is unable to ultimately close on a transaction. What recourse does a parkowner have under SB 1092 if a resident organization cannot close or decides to not continue forward with the sale? [...]

WMA is also concerned about granting a resident organization a right to bring a civil action against management who “fails to comply” with SB 1092. Subjecting management to a \$100,000 civil penalty or 20% of the sales price, whichever is greater, is overly excessive.

Prepared by: Ian Dougherty / JUD. / (916) 651-4113  
5/16/26 10:31:22

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