

Date of Hearing: June 24, 2026

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

Matt Haney, Chair

SB 1092 (Allen) – As Amended June 15, 2026

**SENATE VOTE:** 29-7

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

**SUMMARY:** Requires management of a mobilehome park to provide notice to residents and other specified entities of management's intent to sell, lease, or transfer a mobilehome park and establishes a right-to-purchase a mobilehome park for a resident organization associated with the park, as specified. Specifically, **this bill:**

- 1) Provides that a "triggering event" for purposes of notice requirements of a management's intent to sell, lease or transfer a mobilehome park include any time mobilehome park management does any of the following:
  - a) Signs a contract with a real estate broker or brokerage firm to list the park for sale or to sell or transfer the park;
  - b) Signs a letter of intent, option to sell or buy, or other conditional written agreement with a potential buyer for the sale or transfer of the park, which includes the estimated price, terms, and conditions of the proposed sale or transfer, even if such price, terms, or conditions are subject to change;
  - c) Signs a contract with a potential buyer's real estate broker or brokerage firm related to the potential sale or transfer of the park;
  - d) Accepts an earnest money promissory note or deposit from a potential buyer for the sale or transfer of the park;
  - e) Responds to a potential buyer's due diligence request for the park;
  - f) Provides a signed property disclosure form for the park to a potential buyer;
  - g) Lists the park for sale;
  - h) Receives an offer for the sale or transfer the park that management intends to accept;
  - i) Conditionally accepts an offer for the sale or transfer of the park; and
  - j) Takes any other action demonstrating an intent to sell the park.
- 2) Requires, no later than 14 days following a triggering event demonstrating management's intent to sell, management of a mobilehome park to give notice to the following entities:
  - a) To each resident household in the park by first-class certified mail with return receipt requested and by email, if provided by the resident.

- b) The mayor of the city in which the mobilehome park is located, or, if located in an unincorporated area, the chair of the board of supervisors, by first-class certified mail with return receipt requested and by email, if available, with tracking.
  - c) The appropriate local public housing authority, if any, by first-class certified mail with return receipt requested and by email, if available, with tracking.
  - d) The Department of Housing and Community Development by first-class certified mail with return receipt requested and by email, if available, with tracking.
  - e) The officers of a resident organization associated with the mobilehome park.
- 3) Requires the notice in 2) to include:
- a) A statement expressing the owner's intent to sell the mobilehome park; and
  - b) A statement detailing the triggering event that required this notice.
- 4) Provides that if the triggering event is the receipt of an offer for the sale or transfer the park that management intends to accept or the conditional acceptance of an offer for the sale or transfer of the park, the notice required in 2) shall also include:
- a) A statement from management that it has received an offer for the sale, lease, or transfer of the mobilehome park that it intends to accept.
  - b) A statement of the homeowners' rights under this bill.
  - c) A statement of the price, terms, and conditions of any offer management has conditionally accepted or plans to accept concerning the park, or a copy of that offer or purchase contract. Provides that in the case of a proposed sale of more than one park, or a park and one or more other nonrelated properties, in a single transaction, the notice shall state both the aggregate price and the price of the park in which the homeowners receiving the notice reside.
- 5) Provides that no later than 120 days after a notice from management complying with 4) above is sent, a resident organization or its assignee may deliver a good faith, written purchase agreement or offer to management of the park, along with a statement that more than 50% of the homeowners in the park support the purchase offer.
- 6) Specifies that a homeowner may indicate support for submitting a purchase offer by signing a petition or any other document that so states.
- 7) Provides that if a purchase offer from a resident organization or its assignee is not received by management during the 120-day period in 5) above, management has no further duties under this bill for the proposed sale, lease, or transfer of the park.
- 8) Requires management, if it receives a written purchase offer as specified in 5) above, to consider the purchase offer and negotiate with the resident organization, in good faith, to determine whether a mutual agreement can be reached that results in the resident organization purchasing the park.

- 9) Requires management to make the same information available to a resident organization that it has or would have been provided to another prospective purchaser.
- 10) Requires management to provide a good faith reason in writing to the resident organization with three days of the date of rejection if the management rejects the resident organization's proposed purchase offer.
- 11) Establishes the right of a resident organization to purchase the park at the price, terms, and conditions stated in its proposed purchase agreement if a resident organization or its assignee or agent delivers a proposed purchase agreement in writing to management in compliance with 5) above and its proposed purchase agreement matches the price and substantially the same terms and conditions as the offer management has conditionally accepted or plans to accept.
- 12) Provides that if the proposed purchase agreement complies with 11) above, the right to purchase established in 11) shall apply rather than 8), 9), and 10) above.
- 13) Prohibits management from unreasonably refusing to enter into or unreasonably delaying the execution or closing on a purchase agreement with a resident organization which has proposed a bona fide purchase agreement to meet the price and substantially equivalent terms and conditions of an offer for which notice is required to be given pursuant to 4) above.
- 14) Prohibits management from rejecting a proposed purchase 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.
- 15) Specifies that, if a resident organization and management enter into a purchase agreement for the park, a resident organization shall have 120 days from the date of the agreement to arrange all necessary financing, and a commercially reasonable time to close on the sale.
- 16) Provides that if a resident organization fails to arrange all necessary financing during the 120-day period in 15) above, or a longer period as the parties may agree to, or fails to close on the sale in compliance with the purchase agreement executed by the parties, management has no further duties under this bill with respect to the proposed sale, lease, or transfer of the park.
- 17) Requires HCD to establish a process for certifying qualified entities that can be designated by a resident organization to operate a mobilehome park and its communal facilities for its remaining life.
- 18) Provides that an entity shall be one of the following to be eligible for designation as a qualified entity:
  - a) A local nonprofit organization or public agency.
  - b) A regional nonprofit organization or public agency.
  - c) A national nonprofit organization or public agency.
- 19) Requires the certification process in 17) to be based on an entity's demonstrated relevant experience in California, as well as its current capacity.

- 20) Requires HCD to maintain and update the list of qualified entities annually.
- 21) Requires HCD to make the list of qualified entities created pursuant to 17) above available to management upon receipt of a notice from management pursuant to 2) above.
- 22) Specifies that after management receives the list of qualified entities from HCD pursuant to 21) above, management shall send a written copy of the notice it distributed pursuant to 2) above to any qualified entity that requests it.
- 23) Provides that a resident organization that has rights under this bill may, at its election, assign those rights to the municipality in which the resident organization is located, a housing authority located in the municipality, a state agency, or a qualified entity for the purpose of continuing the use of the property as a park.
- 24) Provides that, upon assignment in 23), the assignee shall be entitled to exercise the rights that this bill grants to the assignor resident organization.
- 25) Specifies that a resident organization may rescind any rights it assigned at any time.
- 26) Specifies that 24) shall not apply if a resident organization represents less than 50% of the homeowners in the park.
- 27) Makes the following exempt from the notice requirements and right-to-purchase provisions of this bill:
  - a) A lease of a lot within the park to a person who will live in manufactured home on that lot.
  - b) A conveyance of an interest in the park that is incidental to the financing of the park.
  - c) A sale or transfer pursuant to eminent domain.
  - d) An initial offer for sale, lease, or transfer from a resident organization that represents at least 50% of the homeowners of the mobilehome park.
- 28) Provides that to qualify for an exemption in 27), a transaction shall not be made in bad faith, shall be made for a legitimate business purpose or a legitimate familial purpose, and shall not be made for the primary purpose of avoiding the opportunity-to-purchase provisions, as specified.
- 29) Authorizes a resident organization to bring a civil action against management who sells, leases, or transfers a park and fails to comply with the provisions of this bill.
- 30) Requires management that violates the provisions of this bill to be subject to a civil penalty in the amount of \$100,000, or 20% of the total sales price, whichever is greater.
- 31) Specifies that actions for relief pursuant to this bill may be brought in the name of the people of California by the Attorney General, or by the district attorney, county counsel, or city attorney of the location in which the violation occurred.

- 32) Authorizes any court of competent jurisdiction to grant relief that it finds necessary to enforce the provisions of this bill, including the issuance of an injunction.
- 33) Provides that lack of knowledge of the provisions of this bill shall not be deemed to be a defense to an action under 30) or 31).
- 34) Requires the provisions of this bill to be liberally interpreted to achieve this bill's purpose of preserving affordable housing and expanding the opportunities for owners of mobilehomes and manufactured homes to purchase the community in which their homes are located.
- 35) Repeals existing notice requirements related to an owner of a mobilehome park entering into a written listing agreement with a licensed real estate broker for the sale of the park, or offering to sell the park.
- 36) Defines a "resident organization" to mean a group of homeowners who have formed a nonprofit organization pursuant to Revenue and Taxation Code Section 23701(v), a cooperative cooperation, or other entity or organization.

**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) 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 798.56)
- 3) 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.)
- 4) Specifies that nothing in the provisions described in (3) 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).)

- 5) 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. [Government (GOV) Code 65863.7(a)(1)(A)]
- 6) Requires this report to include a replacement and relocation plan that adequately mitigates the impact of the closure, change of use, or cessation upon the ability of the displaced residents to find adequate housing in a mobilehome park. (GOV 65863.7(a)(1)(A))
- 7) 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. (GOV 65863.7(a)(2))
- 8) Requires, before the approval, a local legislative body to 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. (GOV 65863.7(e))
- 9) Establishes the Preservation Notice Law (PNL), which requires an owner of an assisted housing development to provide notice of the proposed termination of a subsidy contract, the expiration of rental restrictions, or prepayment to each affected tenant, as well as affected public entities, at least 12 months and at least six months prior to the anticipated date of the termination, expiration, or prepayment, as specified. (GOV 65863.10)

**FISCAL EFFECT:** According to the Senate Appropriations Committee, as amended April 23, 2026, “Estimated cost to the Department of Housing and Community Development (HCD) of up to \$200,000 annually for technical expertise; up to \$120,000 one time for information technology upgrades (General Fund).”

#### **COMMENTS:**

**Author’s statement:** According to the author, “California has a housing affordability crisis. Mobilehomes are the largest source of unsubsidized affordable housing in the country and provide important homeownership opportunities for many Californians. Mobilehome owners tend to be older and less wealthy than the average renter. The California Department of Housing and Community Development acknowledges that preserving this housing option is critical to meeting the state’s housing needs. Across the country, private equity firms are buying mobilehome parks, significantly hiking rents and fees, and minimizing maintenance care. The financing and legal supports residents rely on to navigate or challenge these threats to affordability take considerable time to coordinate. SB 1092 creates a real pathway for residents to offer competitive bids to preserve their communities and stay in their homes.”

**Mobilehomes in California:** More than one million people live in California's approximately 4,500 mobilehome parks. Mobilehomes are not truly mobile, in that it is often cost prohibitive to relocate them. The cost to move a mobilehome ranges from thousands to tens of thousands of dollars depending on the size of the home and the distance traveled. A mobilehome owner whose home is located in a mobilehome park does not own the land the unit sits on, and must pay rent and fees for the land and any community spaces.

The MRL extensively regulates the relationship between landlords and homeowners who occupy a mobilehome park. A limited number of provisions also apply to residents who rent, as opposed to own, their mobilehome. The MRL has two parts: Articles 1 through 8 apply to most mobilehome parks and Article 9 applies to resident-owned parks or parks which are established as a subdivision, cooperative or condominium. The provisions cover many issues, including, but not limited to: 1) the rental and lease contract terms and specific conditions of receipt and delivery of written leases, park rules and regulations, and other mandatory notices; 2) mandatory notice and amendment procedures for mobilehome park rules and regulations; 3) mandatory notice of fees and charges, and increases or changes in them; and 4) specified conditions governing mobilehome park evictions. A dispute that arises pursuant to the application of the MRL generally must be resolved in a civil court of competent jurisdiction.

***Preserving Mobilehome Parks:*** Existing law outlines a process for mobilehome park owners to apply for approval from local authorities to close a park or convert the property to another use. Despite this requirement, hundreds of mobilehome and recreational vehicle parks in California were closed or converted to another use between 1998 and 2019. To address concerns about losing mobilehomes – an important form of affordable housing – AB 2782 (Stone, Chapter 35, Statutes of 2020) aimed to strengthen the process for approval of mobilehome park conversion. First, park owners must pay in-place market value for the mobilehome of a park resident who is unable to successfully relocate to another park. Prior to approving a proposed change in use for a mobilehome park, a local jurisdiction must now make a finding as to whether the change in use will result in a reduction in affordable housing within the jurisdiction. Finally, AB 2782 extended, from 15 to 60 days, the advance notice of the public hearing regarding a park closure that park owners must give their residents as a precondition for terminating tenancy.

Last year, SB 610 (Perez), Chapter 547, Statutes of 2025, added additional responsibilities of park management if a proposed change of use or closure is related to damage or destruction by a disaster. SB 610 required a technical service inspection report from HCD that identifies the conditions within the park to be included within the impact report.

Additionally, under existing law, when a mobilehome park owner plans to sell a park, the owner must provide advance notice to any resident organization established by park residents at least 30 days, but no more than one year, before entering into a listing agreement or offering the park for sale to another party. This notice requirement applies only if the resident organization has previously informed park management of its leadership and expressed an interest in purchasing the park. The purpose of the notice is to give residents an opportunity to organize and potentially acquire the park themselves, thereby helping preserve an important source of affordable housing. These protections recognize that mobilehome owners typically own their homes but lease the land beneath them, placing them in a unique housing arrangement that warrants additional safeguards.

***Preserving Assisted Housing Developments:*** Since the 1960s, developers have constructed at least 425,000 units of affordable rental housing in California with the assistance of federal, state, and local subsidies. Owners are required to maintain rents at affordable levels for typically 30 to 55 years, depending on the type of subsidy a development received. Once affordability obligations expire, owners may preserve the affordability of the units by renewing assistance or by refinancing with new public subsidies, or they may convert the development to market rate. Preserving affordable housing is a key strategy for protecting the state's limited affordable housing stock and preventing displacement of lower income tenants.

California's Preservation Notice Law (PNL) requires owners of affordable housing looking to convert to market rate to give notice of the opportunity to submit a purchase offer at full market value, one year in advance, to potential buyers interested in preserving affordability. PNL also requires owners to notify tenants, as well as the state and local governments, of the impending affordability expirations. Recent legislation, AB 2926 (Kalra), Chapter 281, Statutes of 2024, strengthened PNL by deleting the option for an owner to hold on to a property that is subject to affordability expiration, and potentially convert it to market rate in five years. Instead, an owner must either sell the property to a qualified preservation buyer at fair market value, or re-restrict the development as affordable housing for at least another 30 years. HCD is obligated to monitor compliance with the law, and the PNL allows affected tenants and local governments the right to enforce the law via legal remedies. SB 1092 similarly requires HCD to establish a process for certifying qualified entities that can be designated by a resident organization to operate a mobilehome park and its communal facilities for its remaining useful life.

***This Bill:*** This bill seeks to strengthen the existing notice obligations of a park owner intending to sell or transfer a park and establishes a right-to-purchase the park for a resident organization of the park. As noted previously, existing law requires the owner of a mobilehome park to provide notice of intention to sell the park no less than 30 days, but no more than one year, before entering into a written listing agreement with a real estate broker. The notice must be delivered to specified officers of any resident organization formed by homeowners in the park. The existing notice requirement is only triggered if a resident organization has notified park management of its leadership and its interest in purchasing the park. Despite this existing requirement in statute, the author has provided the committee with materials demonstrating the intent of one park owner in the author's district to quietly sell the mobilehome park.<sup>1</sup> Following the destruction of the Palisades Bowl mobilehome park as a result of the Palisades fire in early 2025, residents of the park discovered the park was listed on a real estate company's website as an opportunity to convert the lots into single family homes.<sup>2</sup> This bill broadens the list of events that would trigger notification of an intent to sell or transfer a park. These 10 triggering events range from any time management signs a contract with a real estate broker to list the park for sale to any time management responds to a potential buyer's due diligence request for the park, and to any time management receives an offer for the sale or transfer of the park that management intends to accept.

This bill establishes a 120-day shot clock for a resident organization, or its assignee, to deliver a good faith, written purchase agreement offer to management of the park after management has provided notice of receipt of an offer for the sale or transfer of the park that management intends to accept. An owner is not required to negotiate with the resident organization under existing law. This bill requires an owner to consider the purchase offer and negotiate with the resident organization, in good faith, to determine whether a mutual agreement can be reached that results in the resident organization purchasing the park. An owner would not be required to accept the offer after good faith negotiations with the resident organization, though the owner would be required to provide a good faith reason for the rejection in writing within three days of the

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<sup>1</sup> David Wagner, "Their mobile homes burned down in the Palisades fire. Now the property is quietly up for sale," LAist (Mar. 5, 2026), <https://laist.com/news/housing-homelessness/pacific-palisades-bowl-mobile-estates-home-park-fire-sale-residents-displaced>.

<sup>2</sup> Haggerty, Noah, "Owners of fire-destroyed Palisades mobile home park seek to displace residents for development deal," Los Angeles Times (March 5, 2026), <https://www.latimes.com/environment/story/2026-03-05/fire-destroyed-mobile-home-park-seeks-development-deal-displacing-residents>.

rejection. Only in the instance when the resident organization delivers a proposed purchase agreement that matches the price and substantially the same terms and conditions as the non-resident organization offer that management conditionally accepts or plans to accept would this bill establish a right-to-purchase the park for residents. Management would be prohibited from refusing to enter into or unreasonably delaying the execution or closing on a purchase agreement with a resident organization which has proposed a bona fide purchase agreement to meet the price and substantially equivalent terms and conditions of an offer from a non-resident organization. This bill would then establish, if a resident organization and management enter into a purchase agreement for the park, another 120 days from the date of the agreement for the resident organization to arrange all necessary financing, and a commercially reasonable time to close on the sale. Unless the resident organization and management agree to a longer period, management would have no further responsibilities under this bill if a resident organization failed to arrange the necessary financing during that 120-day window.

This bill intends to balance residents' opportunity to preserve their community through resident ownership with the right of park owners to receive the same economic value they would otherwise obtain from a willing third-party buyer.

**Covered events:** The notice requirements in this bill are triggered by specified events demonstrating park management's intent to sell or transfer a mobilehome park. One of the triggering events is the receipt of an offer for the sale or transfer that management intends to accept or the conditional acceptance of an offer for the sale or transfer of the park. In that instance, management would be required to provide additional information (e.g., a statement of the price, terms, and conditions of an offer) in the notice to residents and other specified recipients. One of those additional requirements is a statement from management that it has received an offer for the sale, lease, or transfer of the mobilehome park that it intends to accept. As currently drafted, it is unclear whether an offer to lease the park that management intends to accept would be a triggering event. Previous versions of this bill made clear offers to lease would trigger notice requirements of park management. *The Committee may wish to clarify, consistent with the author's intent, that offers to lease a park that management intends to accept would constitute a triggering event.*

**Arguments in Support:** According to the California Coalition for Rural Housing, ROC USA, and Neighborhood Partnership Housing Services, the sponsors of this bill, and other coalition organizations, "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." "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. By giving manufactured homeowners the opportunity to compete for their communities, SB 1092 will help prevent displacement and homelessness while making sure that manufactured housing provides badly needed affordable homeownership opportunities."

***Arguments in Opposition:*** According to the Western Manufactured Housing Communities Association (WMA), “As drafted, the bill would allow a nonprofit organization to delay the sale of a privately owned manufactured housing community and diminish its market value by injecting lengthy delays into current and future transactions. Because the right to dispose of property is a fundamental constitutional right, legislation that burdens that right without just compensation raises serious concerns.” “The bill also restricts a seller’s ability to evaluate essential deal terms. It provides that management may not reject a proposed purchase agreement solely because of a financing contingency, the type of financing or payment method, or the proposed closing timeline. Yet those are among the most important considerations in any property sale. WMA is also concerned that SB 1092 appears to impose no meaningful consequence if a resident organization expresses interest in purchasing a park but later fails to secure financing or close. In a typical right-of-first-refusal arrangement, a buyer provides a nonrefundable deposit that is forfeited if the buyer cannot perform. Under SB 1092, it is unclear what recourse a park owner would have if a resident organization cannot complete the transaction or simply walks away.”

According to the California Mobilehome Parkowners Alliance, “SB 1092 established a layered notice and purchase framework that applies to the sale of mobilehome parks. Under the bill, parkowners are required to engage in a prolonged process with a resident organization or its designee prior to completing a sale, including extended timelines, and a right for residents or a ‘qualified entity’ – as determined by the Department of Housing and Community Development (HCD) to match the terms of a third-party offer and supersede it.” “Given the nature and size of these transactions, prospective purchasers often must invest significantly to do their ‘due diligence’ in understanding the investment they are considering and the value of the park. These costs are not recoverable. Any version of a right of first refusal requires a prospective buyer to risk losing these funds. It is likely that the net impact of this policy is to benefit large institutional investors that can view this loss, which could easily range into six figures, as the cost of doing business.”

***Related Legislation:***

*SB 1093 (Allen, 2026)*, requires management of a mobilehome that was damaged or destroyed by a disaster to provide regular status updates to residents of the park; prohibits park management from denying residents access to the park after seven days have passed since evacuation orders have been lifted or downgraded; requires park management to conduct specified evaluations and testing when pursuing cessation, closure, or change of use of the park due to disaster; and requires a mobilehome park pursuing a closure or change of use of the park related to a disaster to pay a displaced resident the in-place market value of their leasehold interest. *SB 1093 is pending consideration in this Committee.*

*SB 749 (Allen, 2025)*, would have enacted new notice and purchase offer requirements that mobilehome park management must comply with when a park is closing, ceasing operations, or converting to another use. *SB 749 was held on the Assembly Appropriations Committee’s Suspense File.*

*SB 610 (Perez), Chapter 547, Statutes of 2025*, imposed new requirements on a mobilehome park owner or a landlord of a residential property if a property is damaged or destroyed by a declared emergency or disaster, including applying existing requirements governing the closure, cessation, or conversion of a mobilehome park to another use to situations where the closure or

change of use is a result of damage or destruction of the mobilehome park by a disaster, including provisions requiring the entity proposing the change to file impact reports with specified entities and residents, create replacement and relocation plans for displaced residents, and restricting the local government's ability to approve a change of use unless certain requirements are met.

*AB 2926 (Kalra), Chapter 281, Statutes of 2024*, made several changes to the PNL, including requiring an owner of an assisted housing development to accept a bona fide offer from a qualified entity to purchase and to execute a purchase agreement, or to record a new regulatory agreement with a term of at least 30 years that meets specified requirements, and deleting the option for an owner to decline to sell the property.

*SB 274 (Dodd) Chapter 504, Statutes of 2019*, created an opportunity for mobilehome residents to return when a mobilehome park is destroyed by natural disaster and subsequently gets rebuilt; provided a required structure for a park's determination of whether it must accept a prospective mobilehome buyer; and provided mobilehome residents the opportunity to designate at least three "companions" in each calendar year with whom to share the mobilehome.

***Double-Referred:*** This bill was also referred to the Assembly Judiciary Committee, where it will be heard should it pass out of this Committee.

## **REGISTERED SUPPORT / OPPOSITION:**

### **Support**

California Coalition for Rural Housing (Co-Sponsor)  
 Neighborhood Partnership Housing Services, INC. (Co-Sponsor)  
 ROC USA (Co-Sponsor)  
 All Home  
 California Center for Cooperative Development  
 California Coalition for Community Investment  
 California Community Land Trust Network  
 California Housing Partnership  
 California Rural Legal Assistance Foundation  
 Center for Community Action & Environmental Justice  
 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  
 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  
Pacific Palisades Community Council  
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**

California Association of Realtors  
California Mobilehome Parkowners Alliance  
Western Manufactured Housing Communities Association

**Analysis Prepared by:** Juan Reyes / H. & C.D. / (916) 319-2085