

SENATE JUDICIARY COMMITTEE
Senator Thomas Umberg, Chair
2025-2026 Regular Session

SB 1093 (Allen)
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ID

SUBJECT

Mobilehome parks: disaster assistance

DIGEST

This bill: requires the management of a mobilehome park 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; prohibits park management from distributing a waiver of liability; requires park management to conduct specified evaluations and testing when pursuing a cessation, closure, or change of use of the park due to a disaster and provide documentation of those evaluations; prohibits the approval of such a change of use unless documentation of those evaluations has been submitted to the respective state and local agencies; 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, as specified.

EXECUTIVE SUMMARY

In early January 2025, extremely dry conditions and high winds in Los Angeles resulted in one of the worst wildfires in state history: the Palisades fire. The Palisades fire destroyed a substantial portion of the Pacific Palisades, including two mobilehome parks. In the aftermath of the fire, residents of those mobilehome parks have been without answers about the clean up of the park or the ability to return to their mobilehomes, and may never be able to rebuild, as one of the parks is considering closing entirely. SB 1093 seeks to provide additional safeguards for residents of mobilehome parks when those parks are damaged or destroyed by a disaster. It requires a mobilehome park to provide regular updates to its residents when the park has been damaged or destroyed by a disaster, and prohibits a mobilehome park from limiting a resident from accessing their mobilehome after seven days after evacuation orders are lifted or downgraded. It also prohibits the park from distributing a waiver of

liability to residents unless approved by the Department of Housing and Community Development (HCD). Additionally, SB 1093 requires mobilehome park management, prior to initiating a change of use, cessation of use, or closure of the park, or to continue pursuing a change of use or cessation or closure currently pending as of January 1, 2027, related to damage or destruction by a disaster, to conduct specified evaluations and testing regarding the feasibility of rebuilding or reopening the park, and to provide documentation of those evaluations to HCD, park residents, and the local jurisdiction. It prohibits the approval of the closure or change of use of the park or the issuance of permits if the park does not submit this documentation of those evaluations and tests. If the closure or change of use related to a disaster would result in the displacement of a resident with no opportunity for the resident to find adequate housing in another mobilehome park, SB 1093 requires the park to pay the resident the in-place value of their leasehold interest, as specified. Lastly, SB 1093 provides residents, the Attorney General, and specified public prosecutors with a cause of action to enforce its provisions, along with a civil penalty of \$2,000 per violation, as specified.

SB 1093 is author-sponsored, and is supported by the Golden State Manufactured-home Owners League, Inc., Mobile Home Residents Association/Coalition, Neighborhood Partnership Housing Services, Inc., and the Palisades Bowl Community Group, and is opposed by the California Mobilehome Parkowners Alliance. If the bill passes this Committee, it will then be referred to the Senate Housing Committee.

PROPOSED CHANGES TO THE LAW

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. (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. Code § 798.56.)
- 3) Specifies that, if a mobilehome park is destroyed as a result of a disaster, and management elects to rebuild the park at the same location, park management must offer a renewed tenancy in the rebuilt mobilehome park to all previous mobilehome owners on substantially the same terms as the previous mobilehome owner's previous rental agreement as of the time of the disaster. Specifies that management may adjust the terms of the previous rental agreement to reflect costs and expenses

to rebuild the park that it incurred from the time of the disaster to until park management received a final certificate of occupancy for all spaces in the park, including costs associated with demolition, reconstruction, environmental remediation, and taxes and interest expenses.

- a) Requires park management to provide a previous mobilehome owner, upon request, a statement listing the costs and expenses incurred in rebuilding the park and how the costs and expenses relate to the adjustment of the terms in the rental agreement.
 - b) Requires the park management to send each previous mobilehome owner the offer at least 240 days before the park is reopened to the last postal address for the previous mobilehome owner, or to the mobilehome owner's email address or by telephone, if the park management has such contact information for the mobilehome owner.
 - c) Provides that a previous mobilehome owner may accept the offer by submitting a rental application and a required deposit, within 60 days from the date the mobilehome owner receives the offer, and signs a rental agreement.
 - d) Specifies that park management must process applications for a renewed tenancy on a first-come-first-served basis. (Civ. Code § 798.62.)
- 4) Requires, when a mobilehome tenancy is terminated due to damage or destruction from a disaster, that mobilehome park management return to the mobilehome owner within 21 days any advance rent paid for any period after the termination, and specifies that the mobilehome park must return any advance payment of rent for a period in which the homeowner is unable to occupy their mobilehome due to a mandatory evacuation order. Specifies that a mobilehome owner's obligation to pay rent is discharged for any period in which they are unable to occupy their mobilehome due to a mandatory evacuation order. (Civ. Code § 798.64.)
- 5) Provides a prevailing party in any action for a violation of the MRL reasonable attorney's fees and costs, and provides a prevailing mobilehome owner or former mobilehome owner a statutory penalty of up to \$2,000 per each willful violation by park management, as specified. (Civ. Code §§ 798.85, 798.86.)
- 6) 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 of the closure, change of use, or cessation 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. (Gov. Code § 65863.7.)

This bill:

- 1) Creates the “Post-Disaster Mobilehome Park Community Resident Protections Act of 2026.”
- 2) Requires mobilehome park management to provide written and electronic status updates to residents of the park every week for the first eight weeks after the park is damaged or destroyed by a disaster, and monthly thereafter until the park reopens or receives final approval for a change of use, cessation, or closure.
- 3) Requires these status updates to include, but does not limit them to:
 - a) whether the residents can access their property, and when and how they may gain access to their property post-disaster, if known;
 - b) how residents can update their contact information;
 - c) what actions have been taken and are planned to be taken toward debris removal, environmental remediation, or other park cleanup efforts, including expected timelines for those efforts and their completion;
 - d) what actions have been taken by the park and are planned to be taken toward evaluating the feasibility of rebuilding and reopening the park, including expected timelines for initiation and completion; and
 - e) any nonconfidential updates from federal, state, or local governments regarding the cleanup process and available resources or support for rebuilding and recovery.
- 4) Prohibits park management from restricting a resident from accessing their mobilehome any time after seven days after all evacuation orders have been lifted or downgraded to “resident-only access,” whichever comes first.
- 5) Prohibits park management from distributing a waiver of liability to park residents, unless approved by HCD.
- 6) Requires park management to, prior to initiating, or while actively pursuing any change of use, cessation of use, or closure that was initiated before January 1, 2027:
 - a) evaluate the costs of rebuilding and reopening the park, including, but not limited, to the infrastructure and financing;
 - b) identify all potential sources of funding or resources, as provided in the list provided by HCD, available to help rebuild and reopen the park, including their potential funding limits;

- c) complete soil sampling in accordance with post-disaster debris removal, test for metals and combustion-related contaminants and other constituents of concern, as specified, using analytical methods and health-based screening criteria recognized by the Department of Toxic Substances Control and the Office of Environmental Health Hazard Assessment, asbestos surveys, abatement, clearance testing, and groundwater testing in accordance with specified state law and regulatory body requirements;
 - d) identify the feasibility of relocating the park within one mile; and
 - e) identify the economic cost to the neighborhood, city, and county as a result of the loss of mobilehome ownership units.
- 7) Requires park management to submit documentation demonstrating completion of the above-described evaluations and testing to HCD, the local jurisdiction, and the residents of the mobilehome park.
- 8) Prohibits, if park management fails to submit this documentation, park management from receiving an approval for a change of use, cessation of use, or closure of the mobilehome park, and prohibits HCD and the local jurisdiction from issuing any discretionary or ministerial permit, entitlement, map, or other approval authorizing a change of use, redevelopment, grading, demolition, construction, or motion to nullify or alter a conditional use permit until HCD and the local jurisdiction has received documentation of the required evaluations and testing.
- 9) Requires HCD to maintain a list of local, state, and federal mobilehome-related programs and opportunities that could support the rehabilitation or rebuilding of a mobilehome park affected by a disaster, and requires HCD to make this list available to any person or entity upon request.
- 10) Specifies that its requirements do not preempt any local ordinance from providing additional protections or imposing additional obligations upon park management.
- 11) Permits a resident organization or any resident of a mobilehome park that was damaged or destroyed by a disaster to bring a civil action against park management that fails to comply with the above-described requirements of the bill, and permits a court to grant any relief it finds necessary to enforce these provisions, including injunctive relief.
- 12) Provides that a violation of the above provisions is subject to a civil penalty of up to \$2,000 per violation, and defines a violation as each day in which management is not in compliance, and as each resident who is not provided the required notices described in 2) and 7), above.

- 13) Permits the Attorney General, a district attorney, county counsel, or city attorney of the location in which the violation occurred to bring a civil action.
- 14) Specifies that lack of knowledge of these requirements is not a defense to any such civil action.
- 15) Specifies that, if the closure, cessation, or change of use of a mobilehome park is related to damage or destruction by a disaster, and a displaced resident cannot obtain adequate housing in another mobilehome park, the person or entity proposing the change of use shall pay the displaced resident the in-place leasehold value of their mobilehome. Defines for its purposes, "in-place leasehold value" mean the appraised fair market value of the mobilehome structure and its associated leasehold interest as a combined economic unit, minus the reasonable replacement cost of the destroyed or damaged mobilehome structure, determined as the cost to replace the home with a substantially similar structure, as specified, assuming that: the mobilehome park is fully operational in the same capacity as it existed prior to the disaster; all infrastructure, utilities, services, and common facilities required by law, lease agreement, and the MRL are fully restored and maintained; and the park owner and management are in full compliance with all legal obligations owed to the homeowner or resident, as specified.
- 16) Requires an appraisal conducted pursuant to 15) to: be performed by a qualified appraiser with experience in mobilehome park valuations; utilize recognized appraisal methodologies, as specified; and exclude any diminution in value attributable to the disaster, the temporary or prolonged cessation of park operations, or any failure of the park owner to fulfill legal obligations following the disaster. Prohibits this appraisal from giving consideration to: any conditions resulting from delayed debris removal, infrastructure failure, or lack of restoration; any asserted or implied termination, extinguishment, or impairment of leasehold rights that is not lawfully effectuated in accordance with applicable law; any claimed or assumed termination of a leasehold interest arising from or attributable to a disaster or the destruction of the mobilehome; and any reduction in value arising from the park owner's noncompliance with statutory, regulatory, or contractual obligations.
- 17) Finds and declares, for the purposes of the provisions described in 15) and 16), above, that: residents of mobilehome parks possess a unique and protectable leasehold interest in their space, including the right to occupy such space under existing terms and conditions, and that the loss of a physical structure following a disaster should not extinguish the underlying leasehold value attributable to the continued lawful use of the space; and that it is the intent of the Legislature in enacting these specified provisions to ensure that residents be made whole for the full economic value of their leasehold interest, as if the disaster had not occurred, and that valuation methodologies should not result in the unjust enrichment of park

owners or third parties through the extinguishment or devaluation of lawful tenancy rights.

- 18) Requires, before an approval of any change of use related to damage or destruction by a disaster, that the legislative body or its delegated advisory agency must review the documentation of evaluations and testing required by 6), above.

COMMENTS

1. Author's statement

According to the author:

The January 2025 Los Angeles Wildfires tore through Los Angeles County, destroying thousands of homes and exposing the urgent need for stronger state action to protect vulnerable communities. The fire in the Palisades leveled two mobilehome parks that provided one of the area's only sources of affordable housing. Hundreds of retirees and long-time residents lost stable, middle-class footholds in a region already facing a severely unaffordable housing market. After disasters, mobilehome owners exist in a uniquely uncertain position. Since residents own their homes but lease the land underneath them, whether and when they're able to rebuild will also depend on whether park owners choose to replace infrastructure damaged in the fire. SB 1093 provides greater certainty and support for mobilehome residents affected by disasters by requiring transparency and communication from mobilehome park owners regarding recovery efforts, clarifying existing reimbursement requirements if a park owner pursues closure or change of use after a disaster, establishing minimum environmental testing requirements before pursuing closure or change of use, and ensuring reasonable access to property to salvage any personal effects that may have survived the disaster.

2. Mobilehomes are an important source of affordable housing in California

There are an estimated 508,589 mobilehome units in California, providing housing to about 1.5 million Californians.¹ The median price of a mobilehome in 2022 was \$82,600, making mobilehome ownership one of the most significant, un-subsidized sources of affordable housing.² Mobilehomes are pre-fabricated homes that are designed to be able to be transported and moved between locations. Because mobilehomes are transportable, they are considered personal property instead of real property like traditionally built homes, and are not tied to the land on which they sit. However, while

¹ U.S. Census Bureau, 2021 American Community Survey 1-Year Estimates (2021), available at <https://data.census.gov/>.

² U.S. Census Bureau, Manufactured Housing Survey (Jun. 2022), available at <https://www.census.gov/data/tables/time-series/econ/mhs/annual-data.html>.

they are technically mobile, a significant amount of time, effort, and money is often required to actually move a mobilehome. Many mobilehome residents own their mobilehome but lease the land upon which their home is located from a mobilehome park. The mobilehome park and the lots on which the mobilehomes sit are usually privately owned and managed by a mobilehome park company.

Thus, while residents technically own their mobilehome, they pay rent to the park management, are subject to the rules of the mobilehome park set by the ownership of the park, and often rely on the park for the provision of utilities. If they fall behind on their rent payments to the park for their mobilehome's lot, or if they violate a rule of the park, they can be evicted from the park. Considering that they may have invested a large amount of money in a mobilehome that they can no longer live in, they could lose the equity they've accumulated in their mobilehome upon eviction by the park, either by having to sell the mobilehome quickly, or by having to spend thousands of dollars to move their mobilehome elsewhere.

3. The Mobilehome Residency Law and other laws related to mobilehomes

In light of the unique nature of mobilehomes and mobilehome parks, the Legislature passed the Mobilehome Residency Law (MRL) in 1978 to regulate the relationship between mobilehome park management and park residents, and to establish various rights, responsibilities, and limits of both groups. (Civ. Code §§ 798 et seq.) The MRL covers a variety of areas, including: permissible rental and lease contract terms; park rules and mandatory notices to residents; limits on fees and charges, as well as increases to them; and conditions and limits related to mobilehome park evictions. Provisions of the MRL relating to eviction require park management to give written notice to the resident, and provide for at least 60 days for the resident to either sell their mobilehome or remove it from the park. (Civ. Code § 798.55.) It also specifies that a 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 homeowner 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; condemnation of the park; a change of use of the park or any portion of it, as specified; or for nonpayment of rent, utilities, or other reasonable incidental service charged by the park. (Civ. Code § 798.56.)

A mobilehome owner's remedy when the mobilehome park does not follow the MRL is typically a civil action in court. A prevailing party in any such lawsuit is entitled to reasonable attorney's fees and costs, and a prevailing mobilehome owner also may be awarded a statutory penalty of \$2,000 per each willful violation by management. (Civ. Code §§ 798.85, 798.86.)

When a mobilehome park is destroyed by a wildfire or other natural disaster, and the park management elects to rebuild the park at the same location, the MRL also requires

that management offer a renewed tenancy in the rebuilt park to all previous mobilehome owners on substantially the same terms. (Civ. Code § 798.62.) If the mobilehome park intends to terminate the mobilehome resident's tenancy due to damage or destruction from a disaster, park management must return to the homeowner within 21 days any rent paid in advance for any period after the termination. (Civ. Code § 798.64.) In addition, the mobilehome park must return within 10 days any rent for any period of time during which a mobilehome owner was unable to occupy their mobilehome due to an evacuation order pursuant to a disaster, and the mobilehome owner is discharged from any obligation to pay rent for any period during which there is an evacuation order.

When a mobilehome park plans to change the use of the park from a mobilehome park to something different, additional requirements also apply. A change of use is when the park or any part of it is changed to a use other than rental of two or more mobilehome sites, and includes a change to a condominium, stock cooperative, planned unit development, or any form of ownership in which spaces within the park are to be sold. (Civ. Code § 798.10.) The park must first provide mobilehome owners 60 days' notice that park management will be appearing before a local government body to request the requisite permits for the change of use, and once the permits are approved, the mobilehome park must give mobilehome owners six months' or more written notice of the termination of their tenancy. (Civ. Code § 798.56(g).) If no permits are required by the local government entity for the change of use, park management must simply provide 12 months' notice prior to the change of use. A mobilehome park may not terminate a park tenancy for a change of use of the park if the park does not have a valid permit to operate. (Civ. Code § 798.56(i).)

The park owner must also prepare and file with the local city or county government a report on the impact of the closure or cessation of use. (Gov. Code § 65863.7.) This report must be provided to every mobilehome owner in the park with the notice of termination. (Civ. Code § 798.56(h).) This report must include a replacement and relocation plan that adequately mitigates the impact of the closure on the ability of the displaced residents to find adequate housing in a mobilehome park. (Gov. Code § 65863.7(a)(1).) Before a local agency can approve the park's change of use, it must review and approve the report and make findings regarding whether or not approval of the closure and the conversion, considering the report and overall housing availability in the jurisdiction, will result in or materially contribute to a shortage of housing opportunities and choices for low- or moderate-income households. (Gov. Code § 65863.7(e).) The local agency may require the entity proposing the change in use of the mobilehome park to take steps to mitigate any adverse impact of the closure on the ability of the displaced residents to find adequate housing. In addition, if a displaced resident cannot obtain adequate housing in another mobilehome park, the entity proposing the change in use must pay the displaced resident the in-place market value of their mobilehome. (Gov. Code § 65863.7(a)(2).) If the change of use or closure of the park is due to a disaster, the mobilehome park is exempt from the requirement of

paying the resident the in-place value of their mobilehome. This comprehensive process is meant to ensure that a closure, change of use, or cessation of a mobilehome park does not result in a loss of affordable housing or the loss of housing in a mobilehome park for the displaced residents.

4. The Palisades and Eaton fires

In early January 2025, extremely dry conditions and high winds in Los Angeles resulted in two of the most destructive wildfires in state history. The Palisades fire, which started on January 7th, burned a total of 23,448 acres and damaged or destroyed almost 8,000 structures in the Pacific Palisades and Topanga State Park area of west Los Angeles.³ The Eaton fire also started on January 7th. It consumed 14,021 acres and damaged or destroyed more than 10,000 structures, including significant portions of the city of Altadena.⁴ About half of all properties in the Pacific Palisades and Altadena were destroyed by the Palisades and Eaton fires, and both fires together tragically took the lives of 29 civilians and injured a dozen firefighters. Real estate losses have been estimated to be as high as \$30 billion, and just under 13,000 households were displaced by the Palisades and Eaton fires.⁵ An estimated 9,592 single family homes and condominiums, 678 apartment units, 2,210 duplex and bungalow courts, and 373 mobilehomes were either heavily damaged or destroyed, including about 770 rent-controlled units.

Two particular mobilehome parks, the Palisades Bowl Mobile Estates and Tahitian Terrace, were completely destroyed by the Palisades fire. The Palisades Bowl and Tahitian Terrace mobilehome parks were some of the few sources of affordable housing in the affluent Pacific Palisades, and housed hundreds of retirees and middle-class residents whose lots were subject to rent control restrictions. However, both parks were engulfed by the Palisades fire, displacing their long-time residents and throwing the future of the parks and their residents into doubt. After the fire, residents were not allowed to return to the park for weeks to inspect their mobilehomes and collect any surviving valuables, unless they signed a waiver that reportedly waived their right to sue the mobilehome park or park manager for anything, in perpetuity.⁶

In addition, residents of Palisades Bowl had difficulty contacting and obtaining any information from the park owner, including regarding any plans for cleanup or

³ CalFire, "Palisades Fire," (3/27/2025) <https://www.fire.ca.gov/incidents/2025/1/7/palisades-fire>.

⁴ CalFire, "Eaton Fire," (3/04/2025) <https://www.fire.ca.gov/incidents/2025/1/7/eaton-fire>.

⁵ Doug Smith and Sandhya Kambhampati, "Real Estate losses from fires may top \$30 billion, from old mobile homes to \$23-million mansions," Los Angeles Times (Feb. 21, 2025), <https://www.latimes.com/california/story/2025-02-21/real-estate-losses-from-palisades-and-eaton-fires-top-30-billion>.

⁶ ABC 7, "Frustrated Pacific Palisades residents finally allowed to return home after security delays," (Jan. 28, 2025), <https://abc7.com/post/frustrated-mobile-home-park-residents-finally-return-security-delays-following-deadly-fire/15845057/>.

rebuilding.⁷ Because the mobilehome parks were considered commercial properties and not residential properties, the U.S. Army Corps of Engineers initially refused to conduct the free fire debris clean up in the parks that it was providing for owners of single-family homes impacted by the fires.⁸ After lobbying from the city, the U.S. Army Corps of Engineers agreed to clean up Tahitian Terrace, but in a twist of irony, elected not to clean up Palisades Bowl because the park owner had not demonstrated a commitment to reopening the park for its displaced residents.⁹ Instead, the park owner was responsible for the clean up of debris. That clean up has only begun in recent months, a full year after the fire and after almost all debris has been removed from the rest of the Pacific Palisades. Moreover, the cleanup only began after the city of Los Angeles declared the property a public nuisance and threatened to enter the park to clean it itself and charge the park owner for the costs.¹⁰ In the meantime, the park has claimed to have terminated residents' leases and locked them out of the park, and is now quietly attempting to sell the park for luxury development.¹¹

5. SB 1093 aims to provide more protections for and information to mobilehome residents when impacted by a disaster

The aftermath of the Palisades fire illuminated considerable limitations in mobilehome law. In response, the author is proposing SB 1093, which requires a mobilehome park to regularly communicate to its residents after a disaster regarding whether the residents can access their property, and what actions have been taken and are planned to be taken toward debris removal and cleanup and evaluating the feasibility of rebuilding and reopening the park. It prohibits a park from restricting a resident's access to the park any time later than seven days after an evacuation order is lifted or downgraded to "resident-only access," and prohibits a park from distributing a waiver of liability to residents, unless authorized to do so by HCD.

If a mobilehome park owner intends to pursue a change of use, cessation of use, or closure of the park related to damage or destruction by a disaster, SB 1093 requires the park management to evaluate the costs of rebuilding and reopening the park, identify

⁷ *Id.*

⁸ Noah Haggerty, "Why an affordable slice of L.A. paradise might never recover from the Palisades fire," Los Angeles Times (Oct. 13, 2025), <https://www.latimes.com/environment/story/2025-10-13/an-affordable-slice-of-l-a-paradise-might-never-recover-from-the-palisades-fire>.

⁹ *Id.*

¹⁰ Noah Haggerty, "Largest place in Palisades left to clean sees work start at last. But residents aren't happy," Los Angeles Times (Feb. 13, 2026), <https://www.latimes.com/environment/story/2026-02-13/wildfire-debris-removal-finally-underway-at-palisades-bowl-mobile-home-park>.

¹¹ Jory Rand, "One year later, Palisades mobile home park still not cleared, residents locked out," ABC 7 Eyewitness News (Jan. 8, 2026), <https://abc7.com/post/year-later-palisades-bowl-mobile-estates-not-cleared-burn-debris-frustrated-residents-locked/18369356/>; 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>.

all potential resources or funding sources for helping to rebuild and reopen the park, complete soil sampling, identify the feasibility of relocating the park within one mile, and identify the economic cost of the loss of mobilehomes. Park management would be required to submit documentation of these evaluations and testing to HCD, the park's local jurisdiction, and the residents of the mobilehome park. If park management fails to provide this documentation, SB 1093 prohibits the local agency or legislative body from approving the change of use, and prohibits HCD and the local jurisdiction from approving any permit, entitlement, map, or other approval authorizing the change of use of the park. In addition, SB 1093 requires HCD to maintain a list of local, state, and federal mobilehome-related programs and opportunities that could support rehabilitation or rebuilding of a mobilehome park affected by a disaster, to be made available upon request.

If park management fails to comply with any of the requirements described above for a park damaged or destroyed by a disaster, a resident or any resident organization may bring a civil action against management for damages or equitable relief. A violation of these provisions also makes a mobilehome park subject to a civil penalty of \$2,500 per day that park management is not in compliance, and per resident that does not receive the required notices. In addition, SB 1093 permits the Attorney General, a district attorney, county council, or a city attorney of the location in which the violation occurred to bring a suit as well.

Lastly, SB 1093 makes two changes to the process by which a mobilehome park obtains a change of use or closure or cessation of use of the park. Specifically, it removes an exception to the requirement that the mobilehome park provide a displaced resident the in-place market value of their mobilehome when the resident cannot obtain adequate housing in another mobilehome park for when the closure, cessation, or change of use is the result of a disaster. It also specifies that in-place market value includes both the value of the mobilehome and the leasehold interest value the resident had in their mobilehome. However, when the closure, cessation, and change of use is related to a disaster, SB 1093 requires that the mobilehome park only pay the resident the leasehold interest value when the resident cannot obtain adequate housing in another mobilehome park. It provides additional guidelines on how the in-place market value of must be evaluated.

When a mobilehome park has been destroyed by a disaster, it may be full of hazardous debris, much like the parks in Pacific Palisades were after the Palisades fire. While an evacuation order may be lifted or reduced to allow residents to return to wildfire areas, the land within the mobilehome may still be full of hazardous debris. The example of Palisades Bowl illustrates this exactly, as the federal government decided not to clean up the park and the owner did not do so until many months later. While an owner of a single-family home returning to their property is liable only to themselves for dangers that remain on their property, residents of a mobilehome park may encounter dangerous debris or conditions on the park property while trying to access their

mobilehome. Because of this unique situation, it is understandable that a mobilehome park owner may be concerned about liability when park residents wish to return to their mobilehomes before cleanup of the park has begun or been completed. Yet mobilehome owners own their mobilehome within the park and have an understandable need to inspect their site to survey the damage and recover valuables. To deny mobilehome residents that ability disregards their property interests and subjects them to double injury: the loss of their home, and the loss of access to what remains of their home and their valuables after the disaster.

SB 1093 tries to reconcile these considerations by requiring a mobilehome park to permit residents access to the park, but only after at least seven days have passed since the evacuation orders were lifted. To the degree that there are concerns regarding hazards on the park property, the mobilehome park or the agencies conducting cleanup will have seven days to help minimize those hazards before residents must be allowed access to their mobilehomes.

SB 1093's provisions requiring park management to pay a displaced park resident their leasehold value when the park is changing its use or closing due to a wildfire would help mobilehome residents not lose the important value they previously had in their mobilehome. While the mobilehome park is not responsible for the disaster and thus is not responsible for the mobilehome itself, if the park owner decides not to reopen the park, they have denied the mobilehome resident the value of the leasehold that the resident previously had. Moreover, if the mobilehome owner has insurance, insurance would only cover the cost to rebuild the structure, and not the lost value of the leasehold interest in the lease for the mobilehome site in the park. Thus, SB 1093 would help ensure the mobilehome owner is made whole, and would place the responsibility for doing so on the park owner who decides not to reopen the park.

6. Amendments

The author has agreed to amendments that will clarify and narrow its provisions. Specifically, the amendments decrease from eight to four weeks the time after a disaster damages or destroys a mobilehome park in which park management must provide weekly status updates, and specifies how management may send these updates to residents. It specifies that the park make send these updates by email, and that it must make reasonable efforts to contact the resident if it does not have the resident's current address or email address. If the park does not have the resident's address or email, the amendments specify that the park is not responsible for sending the resident status updates, until such time as the resident provides park management with their address or email address. The amendments also make a variety of clarifications to the requirement that a person actively pursuing a change of use or closure of a park related to a disaster conduct the specified evaluations and testing, and to the bill's cause of action. A mock-up of the amendments is attached at the end of this analysis.

7. Arguments in support

According to the Golden State Manufactured-Home Owners League, Inc., which supports SB 1093:

Mobilehome parks serve as one of the last remaining sources of affordable housing and homeownership in California. When disasters strike, such as the devastating 2025 Palisades Fire, residents of these communities often face profound uncertainty. Under current law, there is a glaring lack of clarity regarding the rights of residents when park owners decide not to rebuild. This ambiguity can leave individuals and families in indefinite uncertainty as well as create opportunities for park owners to profit from the misfortunes of displaced residents.

SB 1093 addresses these significant gaps by establishing clear, transparent communication timelines between park owners and residents. Specifically, the bill requires management to provide weekly status updates for the first eight weeks following a disaster, and monthly updates thereafter, detailing cleanup efforts, rebuilding feasibility, and available resources. Furthermore, the legislation protects residents' right of entry, ensuring they can access their property within seven days after evacuation orders are lifted, and prohibits the distribution of liability waivers without authorization from the Department of Housing and Community Development.

Additionally, the bill requires comprehensive environmental testing and feasibility studies before a park owner can pursue closure after a disaster. By mandating the evaluation of rebuilding costs and the identification of potential funding sources, SB 1093 ensures that all viable options for preserving the community are exhausted before residents are permanently displaced. It also rightly recognizes the leasehold interest value of a displaced resident's mobilehome when a park closure is pursued.

8. Arguments in opposition

According to the California Mobilehome Parkowners Alliance, which opposes SB 1093:

In the event of a disaster, a parkowner may choose, for any number of reasons, to close a park or change its use. Prior to doing so, SB 1093 requires a parkowner to undertake an evaluation of the costs of rebuilding a park, the potential sources of funding available to help rebuild, the feasibility of relocating a park within one mile of its current location, to complete soil sampling as well as testing for metals and combustion related contaminants, and to identify the economic costs of the park closure. The bill further prohibits local governments from authorizing any closure or change of use until this evaluation is completed. The bill also imposes

penalties of \$2,500 per day for violations of these provisions and allows residents or resident organizations to bring a civil action against parkowners for failure to comply.

Mobilehome parks and their owners operate businesses of different sizes and sophistication. The provisions of SB 1093, which apply to those parkowners who are victims of a disaster, expose them to significant litigation. This is incredibly troubling given that the evaluations required by SB 1093 are complex and will come at a time when parkowners are already burdened by everything that comes with the destruction of a property in a disaster.

In addition, SB 1093 prohibits parkowners from restricting a resident's access to their home longer than 7 days after an evacuation order is lifted. It further prohibits owners from distributing a waiver of liability unless approved by the Department of Housing and Community Development (HCD). Whether or not it is safe for a resident to return to a destroyed park so soon after an evacuation order is lifted is not always in the control of a parkowner. If a public health hazard persists and HCD fails to approve the distribution of a waiver of liability in a timely manner, the upshot of SB 1093 will be the state directing parkowners to allow residents to enter an area known to be unsafe and to bear the liability of doing so.

SUPPORT

Golden State Manufactured-Home Owners League, Inc.
Mobile Home Residents Association/coalition
Neighborhood Partnership Housing Services, Inc.
Palisades Bowl Community Group

OPPOSITION

California Mobilehome Parkowners Alliance

RELATED LEGISLATION

Pending Legislation:

SB 1092 (Allen, 2026) 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. SB 1092 is currently pending before the Senate Housing Committee.

SB 749 (Allen, 2025) creates a process by which, when a mobilehome park owner intends a closure, cessation, or change of use of the mobilehome park, park management must provide qualified entities an opportunity to purchase the mobilehome park, and requires the mobilehome park to accept a bona fide offer to purchase the park that is received within 270 days of the notice of the opportunity to purchase. SB 749 is currently pending before the Assembly Appropriations Committee.

Prior Legislation:

SB 610 (Pérez, Ch. 547, Stats. 2025) made various changes to landlord-tenant law, the Mobilehome Residency Law regarding mobilehome parks, and to the Subdivision Map Act to provide additional protections to tenants and mobilehome owners during related to disasters, including by providing mobilehome owners a right to return to the mobilehome park after a disaster.

AB 2538 (Kalra, 2024) would have required mobilehome park management to notify a resident organization at least 120 days before the park enters into a listing agreement for the sale of the mobilehome park, and would have provided the resident organization with a right of first refusal to purchase the park. AB 2538 died in the Assembly Appropriations Committee.

AB 2782 (Mark Stone, Ch. 35, Stats. 2020) created the requirements that mobilehome park management give homeowners at least 60 days' written notice that the management will be appearing before a local governmental board, commission, or body to obtain local approval for the intended change of use of the mobilehome park, that a mobilehome park's report on the impact of a proposed change of use or closure of the park to include a replacement and relocation plan that adequately mitigates the impact on the ability of displaced residents of the mobilehome park to find adequate housing in a mobilehome park, and the requirement that the person or entity proposing the change in use to pay for, and include in that report, an appraisal that determines, as specified, the in-place market value of a mobilehome of a displaced resident who cannot obtain adequate housing in another mobilehome park.

SB 274 (Dodd, Ch. 504, Stats. 2019) required management of a mobilehome park to offer a previous homeowner of the park a right of first refusal to a renewed tenancy in the park at similar rental terms as the previous tenancy when the park is destroyed due to fire or other natural disaster and management elects to rebuild the park.

AB 1280 (Craven, Ch. 219, Stats. 1994) removed the sunset date for the changes to the notice period created by AB 2944.

AB 2944 (Clute, Ch. 421, Stats. 1990) extended the required notice that a mobilehome park must provide a resident organization before it enters into a listing agreement to

sell the park from no less than 10 days and no more than 30 days to no less than 30 days and no more than a year, and repealed these provisions on January 1, 1995.

SB 1769 (Craven, Ch. 648, Stats. 1986) required a mobilehome park to notify a resident organization at least 10 days and no more than 30 days before the park enters into a listing agreement for the sale of the mobilehome park.

Mock-up of Proposed Amendments for 2025-2026 SB-1093 (Allen)

(Amendments subject to any technical changes that Legislative Counsel may require)

Mock-up based on Version Number 97 - Amended Senate 4/6/26

The people of the State of California do enact as follows:

SECTION 1. This act shall be known, and may be cited, as the “Post-Disaster Mobilehome Park Community Resident Protections Act of 2026.”

SEC. 2. Article 6.5 (commencing with Section 798.65) is added to Chapter 2.5 of Title 2 of Part 2 of Division 2 of the Civil Code, to read:

Article 6.5. Post-Disaster Protections

798.65. (a)(1) Every week for the first ~~eight~~four weeks after a park is damaged or destroyed by a disaster, as defined in Section 798.64, and monthly thereafter, management shall provide written ~~and electronic~~ status updates to the residents of the park until the park reopens or receives final approval of a change of use, cessation of use, or closure pursuant to applicable law. Status updates shall include, but are not limited to, all of the following:

(1)~~(A)~~ Whether the residents can access their property pursuant to subdivision (b), and, if known, when and how the residents may gain access to their property post-disaster.

(2)~~(B)~~ How residents can update their contact information and how residents can contact the park management.

(3)~~(C)~~ What actions have been taken and are planned to be taken toward debris removal, environmental remediation, or other park cleanup efforts, including expected timelines for initiation and completion.

(4)~~(D)~~ What actions have been taken and are planned to be taken toward evaluating the feasibility of rebuilding and reopening the park, including expected timelines for initiation and completion.

(5)~~(E)~~ Any nonconfidential updates from federal, state, or local governments regarding the cleanup process and available resources or support for rebuilding and recovery.

(2) Management shall send status updates to the last known postal address of each resident of the park, or to an alternate postal address provided by the resident. If the resident has provided management with an electronic mail address and provided

affirmative written consent to receive notices from management by electronic mail, management may send the status updates by electronic mail.

(3) If management does not have a postal address or electronic address for the resident, management shall make reasonable efforts to contact the resident and obtain their current postal address or electronic mail address. If management is unable able obtain a postal address or electronic mail address for a resident, management is not required to provide status updates to the resident, until such time as the resident provides management with a postal address or electronic address.

(b) Management shall not restrict a resident of the park from accessing their mobilehome *or mobilehome site to collect belongings or inspect the damage to their mobilehome* on any date later than seven days after evacuation orders are lifted or downgraded to resident-access only, whichever comes first. *Management may impose restrictions on access to common areas of the park that do not limit the resident's access to their mobilehome or mobilehome site.*

(c) Management shall not distribute a waiver of liability to the residents of the park *in order for residents to access their mobilehome or mobilehome site pursuant to (b),* unless that waiver was approved by the Department of Housing and Community Development.

(d) (1) Prior to initiating, or while actively pursuing if initiated before January 1, 2027 *and a final approval has not been received from the legislative body or advisory agency,* a change of use, cessation of use, or closure pursuant to subparagraph (B) of paragraph (1) of subdivision (a) of Section 65863.7 of the Government Code, management shall do at least all of the following:

(A) Evaluate the costs for rebuilding and reopening the park, including, but not limited to, the infrastructure and financing. This subparagraph shall not be inclusive of individual costs to homeowners or their insurers for the replacement of units unless those units are owned by management.

(B) Identify all potential resources or funding sources, as provided in the list created by the Department of Housing and Community Development pursuant to subdivision (e), available to help rebuild and reopen the mobilehome park, including potential funding limits for each.

(C) Complete soil sampling in accordance with post-disaster debris removal, test for metals and combustion-related contaminants, including lead, arsenic, antimony, mercury, polycyclic aromatic hydrocarbons, and other constituents of concern, using analytical methods and health-based screening criteria recognized by the Department of Toxic Substances Control and the Office of Environmental Health Hazard Assessment, asbestos surveys, abatement, and clearance testing performed in accordance with state

law and applicable local air district requirements and groundwater testing in accordance with the State Water Resources Control Board or an applicable California Regional Water Quality Control Board.

(D) Identify the feasibility of relocating the park within one mile.

(E) Identify the economic cost to the neighborhood, city, and county as a result of the loss of mobilehome ownership units.

(2) Management shall submit documentation demonstrating completion of the evaluations, investigations, and testing required by paragraph (1) to the Department of Housing and Community Development, to the local jurisdiction in which the mobilehome park is situated, and to the residents of the mobilehome park.

(e) The Department of Housing and Community Development shall maintain a list of local, state, and federal mobilehome-related programs and opportunities that could support rehabilitation or rebuilding of a mobilehome park affected by a disaster declaration. The list shall be made available to any person or entity upon request.

(f) If management fails to comply with the requirements of paragraph (2) of subdivision (d), management shall not receive approval under subdivision (e) of Section 65863.7 of the Government Code, and the Department of Housing and Community Development and the local jurisdiction in which the park is situated shall not issue any discretionary or ministerial permit, entitlement, map, or other approval authorizing a change in use, redevelopment, grading, demolition, construction, or motion to nullify or alter a conditional use permit to that management until the Department of Housing and Community Development and the local jurisdiction in which the park is situated have received documentation demonstrating completion of the evaluations, investigations, and testing required pursuant to paragraph (1) of subdivision (d), as determined by the Department of Housing and Community Development and that local jurisdiction.

(g) This section does not preempt any local ordinance from providing additional protections for homeowners or residents of mobilehome parks or imposing additional obligations on management.

(h) (1) A resident organization or any resident of a mobilehome park that was damaged or destroyed by a disaster, as defined in Section 798.64, may bring a civil action against management that fails to comply with this article.

(2) Actions for relief pursuant to this article may be brought in the name of the people of the State of California by the Attorney General, or by the district attorney, county counsel, or city attorney of the location in which the violation occurred.

(3) Any court of competent jurisdiction may grant relief that it finds necessary to enforce this article, including the issuance of an injunction.

(4) (A) A violator of this article shall be subject to a civil penalty not to exceed two thousand five hundred dollars (\$2,500) for each violation.

(B) Each day management is not in compliance with the requirements of ~~this section~~ **subdivision (b)** shall constitute a single violation.

(C) In addition to subparagraph (B), each resident of the mobilehome park that does not receive a notice as required under subdivision (a) or (d) shall constitute a single violation.

(5) Lack of knowledge of this article by management shall not be deemed to be a defense to an action under this section.

SEC. 3. Section 65863.7 of the Government Code is amended to read:

65863.7. (a) (1) (A) Prior to the conversion of a mobilehome park to another use, except pursuant to the Subdivision Map Act (Division 2 (commencing with Section 66410)), or prior to closure of a mobilehome park or cessation of use of the land as a mobilehome park, the person or entity proposing the change in use shall file a report on the impact of the conversion, closure, or cessation of use of the mobilehome park. The report shall include a replacement and relocation plan that adequately mitigates the impact upon the ability of the displaced residents of the mobilehome park to be converted or closed to find adequate housing in a mobilehome park.

(B) (i) If the proposed closure, cessation, or change of use is related to damage or destruction by a disaster, as defined in Section 798.64 of the Civil Code, the impact report described in subparagraph (A) shall also include a technical service inspection report from the Department of Housing and Community Development that identifies the observed conditions within the park. Technical service has the same meaning as in Section 1002 of Title 25 of the California Code of Regulations.

(ii) For purposes of this subparagraph, management, as defined in Section 798.2 of the Civil Code, is the person or entity proposing the change in use for purposes of preparing the impact report required by this section and is required to take steps to mitigate the adverse impact of the change as may be required in subdivision (e).

(2) (A) If a displaced resident cannot obtain adequate housing in another mobilehome park, the person or entity proposing the change of use shall pay to the displaced resident the in-place market value of the displaced resident's mobilehome.

(B) For the purposes of this paragraph, except as specified in subparagraph (B) of paragraph (1) of subdivision (e), in-place market value shall be determined by a state-certified appraiser with experience establishing the value of mobilehomes. The appraisal shall be based upon the current in-place location of the mobilehome and shall assume the continuation of the mobilehome park.

(C) The person or entity proposing the change of use shall pay for an appraisal specified in subparagraph (B) and shall include the appraisal in the report specified in paragraph (1).

(D) This paragraph shall not apply when the proposed closure, cessation, or change of use is related to damage or destruction by a disaster, as defined in Section 798.64 of the Civil Code.

(3) (A) If the closure, cessation, or change of use is related to damage or destruction by a disaster, as defined in Section 798.64 of the Civil Code, and a displaced resident cannot obtain adequate housing in another mobilehome park, the person or entity proposing the change of use shall pay to the displaced resident the in-place leasehold value of the displaced resident's mobilehome.

(B) For purposes of this paragraph, "in-place leasehold value" means the appraised fair market value of a mobilehome structure and its associated leasehold interest as a combined economic unit in a mobilehome park space, minus the reasonable replacement cost of the destroyed or damaged mobilehome structure, determined as the cost to replace the home with a substantially similar structure, accounting for size, quality, and utility, assuming all of the following are true:

(i) The mobilehome park is fully operational in the same capacity as existed immediately prior to the disaster.

(ii) All infrastructure, utilities, services, and common facilities required by law, lease agreement, and the Mobilehome Residency Law (Chapter 2.5 (commencing with Section 798) of Title 2 of Part 2 of Division 2 of the Civil Code) are fully restored and maintained.

(iii) The park owner and management are in full compliance with all legal obligations owed to the homeowner or resident, including, but not limited to, habitability, access, and continued tenancy rights.

(C) (i) An appraisal conducted pursuant to this paragraph shall satisfy all of the following:

(I) Be performed by a qualified appraiser with experience in mobilehome park valuations.

(II) Utilize recognized appraisal methodologies, including comparable sales within similarly situated mobilehome parks subject to rent control and similar regulatory frameworks, where applicable.

(III) Exclude any diminution in value attributable to the disaster, the temporary or prolonged cessation of park operations, or any failure by the park owner to fulfill legal obligations following the disaster.

(ii) An appraisal conducted pursuant to this paragraph shall not give consideration to any of the following:

(I) Conditions resulting from delayed debris removal, infrastructure failure, or lack of restoration.

(II) Any asserted or implied termination, extinguishment, or impairment of leasehold rights that is not lawfully effectuated in accordance with applicable law.

(III) Any claimed or assumed termination of a leasehold interest arising from or attributable to a disaster event, including, but not limited to, interpretations of state law that would deem such leasehold terminated solely due to the destruction of the mobilehome.

(IV) Any reduction in value arising from the park owner's noncompliance with statutory, regulatory, or contractual obligations.

(D) The Legislature finds and declares all of the following:

(i) Residents of mobilehome parks possess a unique and protectable leasehold interest in their space, including the right to occupy such space under existing terms and conditions. Following a disaster, the loss of a physical structure should not extinguish the underlying leasehold value attributable to the continued lawful use of the space.

(ii) It is the intent of the Legislature in enacting this paragraph to ensure that residents be made whole for the full economic value of their leasehold interest, as if the disaster had not occurred, and that valuation methodologies should not result in the unjust enrichment of park owners or third parties through the extinguishment or devaluation of lawful tenancy rights.

(b) The person proposing the change in use shall provide a copy of the report to a resident of each mobilehome in the mobilehome park at least 60 days prior to the hearing, if any, on the impact report by the advisory agency, or if there is no advisory agency, by the legislative body.

(c) When the impact report is filed prior to the closure or cessation of use, the person or entity proposing the change shall provide a copy of the report to a resident of each mobilehome in the mobilehome park at the same time as the notice of the change is provided to the residents pursuant to paragraph (2) of subdivision (g) of Section 798.56 of the Civil Code.

(d) When the impact report is filed prior to the closure or cessation of use, the person or entity filing the report or park resident may request, and shall have a right to, a hearing before the legislative body on the sufficiency of the report.

(e) (1) Before the approval of any change of use, the legislative body, or its delegated advisory agency, shall do all of the following:

(A) Review the report and any additional relevant documentation. If the proposed closure, cessation, or change of use is related to damage or destruction by a disaster, as defined in Section 798.64 of the Civil Code, additional relevant documentation shall include documentation demonstrating management's compliance with the requirements of subdivision (d) of Section 798.65 of the Civil Code.

(B) Make a finding as to whether or not approval of the park closure and the park's conversion into its intended new use, taking into consideration both the impact report as a whole and the overall 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 within the local jurisdiction.

(2) The legislative body, or its delegated advisory agency, may require, as a condition of the change, the person or entity proposing the change in use to take steps to mitigate any adverse impact of the conversion, closure, or cessation of use on the ability of displaced mobilehome park residents to find adequate housing in a mobilehome park.

(f) If the closure or cessation of use of a mobilehome park results from the entry of an order for relief in bankruptcy, the provisions of this section shall not be applicable.

(g) The legislative body may establish reasonable fees pursuant to Section 66016 to cover any costs incurred by the local agency in implementing this section and Section 65863.8. Those fees shall be paid by the person or entity proposing the change in use.

(h) This section is applicable to charter cities.

(i) This section is applicable when the closure, cessation, or change of use is the result of a decision by a local governmental entity or planning agency not to renew a conditional use permit or zoning variance under which the mobilehome park has operated, or as a result of any other zoning or planning decision, action, or inaction. In this case, the local governmental agency is the person proposing the change in use for the purposes of

preparing the impact report required by this section and is required to take steps to mitigate the adverse impact of the change as may be required in subdivision (e).

(j) This section is applicable when the closure, cessation, or change of use is the result of a decision by an enforcement agency, as defined in Section 18207 of the Health and Safety Code, to suspend the permit to operate the mobilehome park. In this case, the mobilehome park owner is the person proposing the change in use for purposes of preparing the impact report required by this section and is required to take steps to mitigate the adverse impact of the change as may be required in subdivision (e).

(k) This section establishes a minimum standard for local regulation of the conversion of a mobilehome park to another use, the closure of a mobilehome park, and the cessation of use of the land as a mobilehome park and shall not prevent a local agency from enacting more stringent measures.

SEC. 4. The Legislature finds and declares that Section 2 of this act adding Article 6.5 (commencing with Section 798.65) to Chapter 2.5 of Title 2 of Part 2 of Division 2 of the Civil Code and Section 3 of this act amending Section 65863.7 of the Government Code address a matter of statewide concern rather than a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, Sections 2 and 3 of this act apply to all cities, including charter cities.

SEC. 5. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.