

- 5) Provides that a previous homeowner may accept the offer by submitting, within 60 days from the date the homeowner receives the offer, the application and required deposit to secure the renewed tenancy to management and sign a rental agreement. If the previous homeowner fails to accept the offer within this time period, then the previous homeowner's right to a renewed tenancy is forfeited.
- 6) Requires that when a mobilehome tenancy is terminated due to damage or the destruction of the park or any space as a result of a disaster, management shall return to the homeowner any advance rental payments received from the homeowner that cover any period of time after the date of the termination.
- 7) Requires any payment returned to the homeowner to be made within 21 days of the date of the termination and shall be sent to the address provided by the homeowner. If the homeowner does not provide an address, mailings shall be sent to the address where the mobilehome was located.
- 8) Requires, during any period that a homeowner is unable to occupy their mobilehome or mobilehome space due to a mandatory evacuation order pursuant to a disaster, the homeowner's obligation to pay rent be discharged for the period during which the homeowner evacuation is required. If the homeowner has paid rent in advance for any portion of the evacuation period, management shall return that portion of prepaid rent to the homeowner within 10 calendar days after the evacuation order is lifted, or the homeowner may deduct that amount from the next month's rent which becomes due and payable after the evacuation order is lifted.
- 9) Requires, when mobilehome park management proposes change of use or closure of the park, unrelated to a natural disaster, management to pay any displaced resident, who is unable to find adequate housing in another mobilehome park, the in-place market value of their mobilehome.
- 10) Provides that management is not required to pay the in-place market value of any displaced resident's mobilehome who is unable to find adequate housing in another park, if management proposed a change of use or closure of the park, following a covered natural disaster.

This bill:

- 1) Requires the management of a mobilehome park, for the first eight weeks after a park is damaged or destroyed by a disaster, as defined, and monthly thereafter, to 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.

- 2) Requires status updates from the management include, but are not limited to, all the following:
 - a) Whether residents can access their property and, if known, when and how the residents may gain access to their property post-disaster.
 - 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 initiation and completion.
 - 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.
 - e) Any nonconfidential updates from federal, state, or local governments regarding the cleanup process and available resources or support for rebuilding and recovery.
- 3) Prohibits management from restricting a park resident from accessing their mobilehome on any date later than seven days after evacuation orders are lifted or downgraded to resident-access only, whichever comes first.
- 4) Prohibits management from distributing a waiver of liability to the residents of the park unless that waiver was approved by the Department of Housing and Community Development (HCD).
- 5) Requires management, prior to initiating, or while actively pursuing, if initiated before January 1, 2027, a change of use, cessation of use, or closure, to do at least all of the following:
 - a) Evaluate the costs of rebuilding and reopening the park, including, but not limited to, the infrastructure and financing.
 - b) Identify all potential resources or funding sources, as provided in a list created by HCD, 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 (DTSC) and the Office of Environmental Health Hazard Assessment (OEHHA), asbestos surveys, abatement, and clearance testing performed in accordance with state law and applicable local air district requirements and groundwater testing.
 - 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.
- 6) Provides that management shall submit documentation demonstrating completion of the required evaluations, investigations, and testing to HCD, to the local jurisdiction in which the mobilehome park is situated, and to the residents of the mobilehome park.
 - 7) Instructs 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 declaration. The list shall be made available to any person or entity upon request.
 - 8) Prohibits HCD and the local jurisdiction in which the park is located from issuing 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 any management that has failed to comply with requirements in 5) and 6).
 - 9) 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 management that fails to comply with the provisions of the bill.
 - 10) Requires, if the closure, cessation, or change of use 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 to the displaced resident the in-place leasehold value, as defined, of the displaced resident's mobilehome.

- 11) Defines “in-place leasehold value” as 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:
- a) The mobilehome park is fully operational in the same capacity as it existed immediately prior to the disaster.
 - b) All infrastructure, utilities, services, and common facilities required by law, the lease agreement, and the Mobilehome Residency Law (MRL) are fully restored and maintained.
 - c) 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.

Background

Mobilehome parks in California. More than 1 million people live in approximately 4,500 mobilehome parks throughout California. Mobile and manufactured homes are unique in that they are one of the only remaining forms of naturally occurring affordable housing – meaning they are offered at comparatively affordable prices without public subsidy. According to the Manufactured Housing Institute, manufactured homes cost up to 50% less per square foot than conventional site-built homes.¹ Further, the Urban Institute notes that the quality and appeal of manufactured homes built to U.S. Department of Housing and Urban Development (HUD) standards has improved dramatically, making them a viable affordable housing option.² While these units are often colloquially referred to as mobilehomes, the vast majority of them are not actually mobile due to prohibitive relocation costs and limited financial flexibility among homeowners. Once placed on a foundation, removing the home from it for transport can cost upwards of tens of thousands of dollars. In practice, this puts many mobile and manufactured homeowners in a unique position, where they own their unit, but lease the land their unit is on, making them both an owner and a tenant. The relationship between a homeowner and the mobilehome park owner/management is governed

¹ Manufactured Housing Institute, *2023 Manufactured Housing Facts* (June 2023), [2023-Industry-Overview.pdf \(manufacturedhousing.org\)](#)

² Urban Institute, *The Role of Manufactured Housing in Increasing the Supply of Affordable Housing* (July 2022), Accessible here: <https://www.urban.org/sites/default/files/2022-07/The%20Role%20of%20Manufactured%20Housing%20in%20Increasing%20the%20Supply%20of%20Affordable%20Housing.pdf>.

by the Mobilehome Residency Law. Additionally, the Mobilehome Parks Act requires HCD to regulate mobilehome parks to ensure the health, safety, and general welfare of all mobilehome park residents.

Comments

- 1) *Author's Statement.* “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) *When disaster strikes.* Mobile and manufactured homeowners are put in a uniquely precarious position when a natural disaster (*e.g.*, wildfire) strikes. Despite owning their unit, these homeowners typically lease the land that it’s placed on, rendering them as a tenant. The landlord-tenant relationship they maintain with the park owner plays a significant role in what happens when a natural disaster occurs. Take the example of the Palisades Bowl, which was devastated by the Palisades Fire. When the wildfire broke out in January 2025, the mobilehomes within the community were decimated, leaving little behind except debris. Community members reported that, for over a year, the park management failed to clear the fire debris from the site – making it one of the last properties (out of more than 10,000 fire-affected lots) in Los Angeles to be cleared, and only after the local government stepped in. Further, for months following the disaster, many of the residents were also left in the dark, unable to get ahold of the park management and unsure of if, when, and how they would be able to return to their former homes.³

³ ABC 7. *One year later, Palisades mobile home park still not cleared, residents locked out.* Accessible here: <https://abc7.com/post/year-later-palisades-bowl-mobile-estates-not-cleared-burn-debris-frustrated-residents-locked/18369356/>. January 2026.

Informed by those experiences, this bill would establish defined and enforceable timelines for which park management must communicate with displaced park residents, as well as what information must be conveyed in those communications. For instance, this bill would require management to provide weekly status updates, by mail and email, to each resident household for 8 weeks following a disaster. Within these status updates, management would be required to share the following: whether residents can access their property and, if known, when and how the residents may gain access to their property post-disaster; how residents can update their contact information; 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; 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; and, any nonconfidential updates from federal, state, or local governments regarding the cleanup process and available resources or support for rebuilding and recovery.

Displaced residents also expressed concern over not being able to access their property, once declared by the appropriate entity that it is safe to do so, and recover any heirlooms or belongings that may have withstood the fires. This bill addresses those concerns by prohibiting management from restricting a park resident from accessing their mobilehome on any date later than seven days after evacuation orders are lifted or downgraded to resident-access only, whichever comes first, as well as prohibiting management from distributing a liability waiver to residents unless already approved by HCD. These provisions seem to strike a reasonable balance between ensuring residents are protected from immediate dangers and enabling households to visit their destroyed home to potentially obtain belongings and psychologically process what happened.

Additionally, this bill would require certain responsibilities of mobilehome park management that seeks a closure, change of use, or transfer of the park following a disaster. Among these, management would be required to: evaluate the costs of rebuilding and reopening the park; identify all potential funding sources to rebuild and reopen the park; complete environmental and public health tests, including soil sampling and contaminant testing; identify the feasibility of relocating the park within one mile; and identify the economic cost to the surrounding area as a result of the loss of units. These provisions are conditional, and would take place only if a change of use, closure, or transfer of the park is initiated. In effect, this would likely deter park management from pursuing those actions in the first place; but for those that do, useful insights would then be required to be shared, which could empower residents and public

entities to better understand the implications of such actions. Further, this bill would require management who has completed those required evaluations, investigations, and testing to submit documentation of such to HCD; and for those who don't or fail to fulfill those requirements, HCD and the local government the park is located in would be prohibited from approving any discretionary or ministerial change of use, closure, or transfer. This would likely double down as a deterrent for a park not doing what they are required to.

- 3) *Who owes what?* In 2020, AB 2782 (M. Stone, Chapter 35, Statutes of 2020) established that when the management of a mobilehome park proposes a change of use or closure of the park, management is required to pay any displaced resident who cannot obtain adequate housing in another mobilehome park the in-place market value of their mobilehome. Last year, SB 610 (Pérez, Chapter 547, Statutes of 2025), following the devastating wildfires in Los Angeles, provided that management is *not* required to pay the in-place market value of a displaced resident's mobilehome, when the change of use or closure is the result of a natural disaster. The rationale was that the homeowner's insurance should cover the cost of replacement. This bill would repeal that provision and instead require that any mobilehome management proposing a change of use or closure, following a disaster, must pay a displaced resident the "in-place leasehold value" of the displaced resident's mobilehome. This bill defines the in-place leasehold value as 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. This definition is intended to provide displaced residents with some clearer calculation of the equity lost due to a disaster; however, there may be confusion surrounding the ambiguity of this new framework.

First, the bill creates an entirely new framework that doesn't have existing foundations in state law. While leasehold interest is a known term, the creation of "in-place leasehold value" is a departure that doesn't necessarily add more clarity to what a park owner owes. This may create disputes between displaced residents and park owners in an already contentious situation. Second, "displaced" is central to whether a resident is owed compensation by a park owner or not. However, there is ambiguity surrounding what that means in practice. What does "displaced" actually mean? Is a resident required to apply to a certain number of other parks, or be without a new home for a certain period of time, in order to be considered displaced? Can that status be challenged by a park owner, and if so, how would that affect a payout? These questions, among others, could serve as guidance to strengthen the framework.

Third, the bill contemplates a significant policy change to what was enacted in SB 610 (Pérez), and would benefit from a more robust conversation among all interested parties and financing experts. **Given these concerns, the committee may wish to consider removing the new “in-place leasehold value” framework and reverting to the Mar. 17th version’s use of “leasehold interest” as a foundation from which interested parties can develop a clearer, more detailed framework for how displaced residents can be made whole following a disaster when a park owner proposes a change of use or closure.**

- 4) *Senate Judiciary Committee Amendments.* **Due to timing, the author has agreed to the following amendments approved by the Senate Judiciary Committee:**
 - a) **Shorten the duration of weekly updates required of park management to park residents after a disaster from eight weeks to four weeks.**
 - b) **Require park management to inform park residents of how they may contact them following a disaster.**
 - c) **Specify the obligations of park management in sending updates to park residents, including what must be done when a postal address and/or email address is not already known. If efforts to obtain such have not been successful, specify that park management is not further obligated to provide status updates until a park resident provides contact info.**
 - d) **Clarify that park management is also prohibited from preventing a park resident from accessing their mobilehome site to collect belongings or inspect the damage to their mobilehome once permitted to enter the park. Management may restrict access to common areas, so long as that does not impede on a resident accessing their mobilehome or site.**
 - e) **Clarify that management shall not distribute a waiver of liability for residents to access their mobilehome or mobilehome site, unless that waiver has been approved by HCD.**
 - f) **Specify that obligations of park management prior to change of use, closure, or transfer of the park, must be completed until final approval has been received by a legislative body or advisory agency.**
- 5) *Incoming!* This bill was heard in the Senate Judiciary Committee on April 14th and passed on a vote of 11-1.

Related/Prior Legislation

SB 610 (Pérez, Chapter 547, Statutes of 2025) – required a mobilehome park owner following a disaster, when proposing a change of use, closure, or transfer of the park, to file an impact report; and removed the requirement they must pay a displaced resident the fair market value of their mobilehome.

AB 2782 (M. Stone, Chapter 35, Statutes of 2020) – required the person or entity proposing the change in use of a mobilehome park to pay to a displaced resident unable to obtain adequate housing in another mobilehome park the in-place market value of the displaced resident’s mobilehome.

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

POSITIONS: (Communicated to the committee before noon on Wednesday, April 15th, 2026.)

SUPPORT:

Golden State Manufactured-home Owners League, INC. (GSMOL)
Los Angeles City Councilwoman Traci Park
Mobile Home Residents Association/coalition
Office of City Councilwoman Traci Park, Council District 11, City of Los Angeles
Pacific Palisades Long Term Recovery Group
Pacific Palisades Residents Association
Palisades Bowl Community Group
Team Palisades

OPPOSITION:

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

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