
SENATE COMMITTEE ON APPROPRIATIONS

Senator Sabrina Cervantes, Chair
2025 - 2026 Regular Session

SB 1093 (Allen) - Mobilehome parks: disaster assistance

Version: April 27, 2026

Urgency: No

Hearing Date: May 11, 2026

Policy Vote: JUD. 11 - 1, HOUSING 7 - 2

Mandate: Yes

Consultant: Bob Franzoia

Bill Summary: SB 1093 would require certain responsibilities of mobilehome park management and would assign certain protections to mobilehome park residents, following a natural disaster.

Fiscal Impact: Estimated cost to the Department of Housing and Community Development (HCD) of up to \$300,000 in Fiscal Year 2027-28; up to \$200,000 annually ongoing (General Fund).

HCD's costs would be for a consultant one time to assist with Information Technology Branch system updates such as modifying its Codes and Standards Automated System (CASAS), Online Services, and procedural language extensions to the structured query language, along with reports. HCD would need to expand the existing Online Services and CASAS system to accept and process waivers of liability, deny permits, and receive documentation to approve permits. These system amendments require mapping, testing, and ongoing system maintenance.

Background: 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.

HCD would have new workload and new functions to:

- 1) Receive, process and approve waivers of liability.
- 2) Maintain information on disaster assistance resources.
- 3) Deny permits based on the new criteria.
- 4) Receive documentation related to park managers compliance.

Proposed Law: This bill would require mobilehome park management to provide specific updates to residents for four weeks after a park is damaged or destroyed by a

disaster. Management would be prohibited from restricting a 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. Management would also be prohibited from distributing a waiver of liability to the residents of the park in order for residents to access their mobilehome or mobilehome site unless that waiver was approved by HCD. Prior to a change of use, cessation of use, or closure of a park, management would be required to perform various evaluations. Management would be required to submit documentation illustrating completion of these evaluations to the Department, the local jurisdiction, and park residents.

HCD would develop a list of funding sources and mobilehome-related programs, establish a process to receive notices and develop a process to deny discretionary or ministerial permits for violations, as specified. HCD would also provide technical assistance to stakeholders, park managers, and local jurisdictions, developing guidance and procedures. HCD estimate an additional position would be needed to carry out this workload.

Related Legislation: SB 610 (Perez) Chapter 547/2025 requires a mobilehome park owner following a disaster, when proposing a change of use, closure, or transfer of the park to file an impact report. The bill also deleted the requirement that the park owner must pay a displaced resident the fair market value of their mobilehome.

SB 1092 (Allen) would require mobilehome park management to notice each park resident and other entities at least 360 days before making a final unconditional acceptance of an offer to sell, lease, or transfer the mobilehome park if it receives such an offer that it intends to accept, and creates a process by which a resident organization of mobilehome residents within the park, or its assignee, may make an offer to purchase the mobilehome park instead. SB 1092 is on the committee's agenda today.