THIRD READING

Bill No: SB 1093
Author: Allen (D)
Amended: 4/27/26
Vote: 21

SENATE JUDICIARY COMMITTEE: 11-1, 4/14/26
AYES: Umberg, Allen, Ashby, Caballero, Durazo, McNerney, Reyes, Stern, Wahab, Weber Pierson, Wiener
NOES: Niello
NO VOTE RECORDED: Valladares

SENATE HOUSING COMMITTEE: 7-2, 4/21/26
AYES: Arreguín, Cabaldon, Caballero, Cortese, Durazo, Gonzalez, Padilla
NOES: Seyarto, Ochoa Bogh
NO VOTE RECORDED: Grayson

SENATE APPROPRIATIONS COMMITTEE: 5-2, 5/14/26
AYES: Cervantes, Cabaldon, Grayson, Richardson, Wahab
NOES: Seyarto, Dahle

SUBJECT: Mobilehome parks: disaster assistance

SOURCE: Author

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.

ANALYSIS:

Existing law:

1) Establishes the Mobilehome Residency Law (MRL) to regulate the relationship between mobilehome park management and park residents, and establishes various rights, responsibilities and limits of both groups. (Civil (Civ.) Code §§ 798 et seq.)

2) 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 us, 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 four 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 and how they can contact park management;
   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) Requires management to send these status updates to the last known postal address of each resident, or to an alternate postal address provided by the resident, and permits management to send these status updates by electronic mail if the resident has provided management with an electronic mail address and affirmative consent to receive notices from management at by electronic mail.

5) Specifies that, if management does not have a postal address or electronic mail address for the resident, management must make reasonable efforts to contact the resident and obtain their current postal address or electronic mail address. Specifies that, if management is unable to obtain their postal address or electronic mail address, it is not required to provide status updates to the resident until the resident provides management with a postal address or electronic mail address.

6) Prohibits park management from restricting a resident from accessing their mobilehome or mobilehome site to collect belongings or inspect the damage to their mobilehome any time after seven days after all evacuation orders have been lifted or downgraded to "resident-only access," whichever comes first. Permits management to impose restrictions on access to common areas of the park that do not limit the resident's access to their mobilehome or mobilehome site.

7) Prohibits park management from distributing a waiver of liability to park residents in order for residents to access their mobilehome or mobilehome site, unless approved by the California Department of Housing and Community Development (HCD).

8) 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.

9) 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.

10) 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.

11) 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.

12) Specifies that its requirements do not preempt any local ordinance from providing additional protections or imposing additional obligations upon park management.

13) 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.

14) 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.

15) 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.

16) Specifies that lack of knowledge of these requirements is not a defense to any such civil action.

17) 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 only be responsible for paying the displaced resident the leasehold value of their mobilehome.

Comments

The aftermath of the Palisades fire illuminated considerable limitations in mobilehome law. In response, the author is proposing SB 1093. 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 lost value of the mobilehome itself, if the park owner decides not to reopen the park after a disaster, they have denied the mobilehome resident the value of their right to 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. While SB 1093 does not provide a specific definition of leasehold interest, how it will be defined will be determined through any legal dispute regarding a park's assessment of the leasehold value or through future amendments.

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

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.

SUPPORT: (Verified 5/15/26)

Golden State Manufactured-home Owners League, Inc.
Los Angeles City Councilwoman Traci Park
Mobile Home Residents Association/coalition
Neighborhood Partnership Housing Services, Inc.
Pacific Palisades Long Term Recovery Group
Pacific Palisades Residents Association
Palisades Bowl Community Group
Team Palisades

OPPOSITION: (Verified 5/15/26)

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

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.

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.

Prepared by: Ian Dougherty / JUD. / (916) 651-4113
5/16/26 10:32:47

****** END ******