

Date of Hearing: June 24, 2026

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

Matt Haney, Chair

SB 1093 (Allen) – As Amended April 27, 2026

SENATE VOTE: 29-9

SUBJECT: Mobilehome parks: disaster assistance

SUMMARY: Requires management of a mobilehome park that was damaged or destroyed by a disaster to provide regular updates to residents of the park with specified information about the mobilehome park. Prohibits management of a mobilehome park from denying residents access to the park after seven days have passed since evacuation orders have been lifted or downgraded. Requires management of a mobilehome park to conduct specified evaluations and testing when pursuing cessation, closure, or change of use of the park due to disaster. Requires management of a mobilehome park pursuing a closure or change of use of the park related to a disaster to pay a displaced resident the leasehold interest value of the displaced resident's mobilehome. Declares the intent of the Legislature 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. Specifically, **this bill:**

- 1) Prohibits management from restricting 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.
- 2) Allows the management to impose restrictions on access to common areas of the park that do not limit a resident's access to their mobilehome or mobilehome site.
- 3) Requires management to provide written 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 every week for the first four weeks after a park is damaged or destroyed by a disaster and monthly thereafter.
- 4) Requires status updates to include, but are not limited to, all of the following:
 - a) Whether the residents can access their property pursuant to 1) above, and, if known, when and how the residents may gain access to their property post-disaster;
 - b) How residents can update their contact information and how residents can contact the 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 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; and
 - e) Any non-confidential updates from federal, state, or local governments regarding the cleanup process and available resources or support for rebuilding and recovery.
- 5) Requires management to send the status updates to the last known postal address of each resident of the park, or to an alternate postal address provided by a resident.
 - 6) Specifies that, if a 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.
 - 7) Provides that, if management does not have a postal address or electronic mail address for the resident, management shall make reasonable efforts to contact the resident and obtain their current postal address or electronic mail address.
 - 8) Provides that, if management is unable to obtain a postal address or electronic mail address for a resident, management is not required to provide status updates to the resident pursuant to 2) above, until the resident provides management with a postal address or electronic mail address.
 - 9) Prohibits management from distributing a waiver of liability to the residents of the park in order for residents to access their mobilehome or mobilehome site pursuant to 1) above, unless that waiver was approved by the Department of Housing and Community Development (HCD).
 - 10) Requires management to do all of the following 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 of the park:
 - a) Evaluate the costs for rebuilding and reopening the park, including, but not limited to, the infrastructure and financing. Specifies that this evaluation 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 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 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.
- 11) Requires management to submit documentation demonstrating completion of evaluations, investigations, and testing required in 9) above to HCD, to the local jurisdiction in which the mobilehome park is situated, and to the residents of the mobilehome park.
 - 12) 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 declaration and requires the list to be made available to any person or entity upon request.
 - 13) Specifies that if management fails to comply with the requirements of 10) above, management shall not receive approval from a local agency for change of use, closure, or cessation of use of a park.
 - 14) Provides that if management fails to comply with the requirements of 10) above, HCD 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 of use, redevelopment, grading, demolition, construction, or motion to nullify or later a conditional use permit to that management until HCD and the local jurisdiction in which the park is situated have received documentation demonstrating completion of the evaluations, investigations, and testing required in 9) above.
 - 15) Provides that the provisions in 1) through 13) above do not preempt any local ordinance from providing additional protections or imposing additional obligations upon park management.
 - 16) Provides that a resident organization or any resident of a mobilehome park that was damaged or destroyed by a disaster may bring a civil action against management that fails to comply with the applicable requirements above.
 - 17) Provides that actions for relief pursuant to the provisions above 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.
 - 18) Specifies that any court of competent jurisdiction may grant relief that it finds necessary to enforce this article, including the issuance of an injunction.
 - 19) Provides that any violator of the provisions above shall be subject to a civil penalty not to exceed \$2,500, for each violation.
 - 20) Provides that each day that management is not in compliance with 1) above shall constitute a single violation.
 - 21) Specifies that each resident of the park that does not receive a notice as required pursuant to 2) or 10) above shall constitute a single violation.
 - 22) Provides that lack of knowledge by management of the provisions above shall not be deemed to be a defense to an action under this section.

Change of use, cessation of use, or closure

- 23) Makes the person or entity, when the proposed closure, cessation, or change of use is related to damage or destruction by a disaster, proposing the change of use responsible only for the leasehold interest value of the displaced resident's mobilehome.
- 24) Makes the following findings and declarations:
 - a) 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 interest value attributable to the continued lawful use of the space; and
 - b) It is the intent of the Legislature in enacting 23) above 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.
- 25) Requires a legislative body, or its delegated advisory agency, as part of its review of an impact report prior to approving any change of use, to also review relevant documentation demonstrating management's compliance with 10) above.

EXISTING LAW:

- 1) Establishes the Mobilehome Residency Law (MRL) to regulate the relationship between mobilehome park management and park residents, and establishes various rights, responsibilities and limits of both groups. (Civil (CIV) Code 798 *et seq.*)
- 2) Specifies that a mobilehome park may only evict a resident for: failing to comply with a local or state law or regulation on mobilehomes within a reasonable time after the mobilehome owner receives notice of noncompliance; conduct of the resident that amounts to a substantial annoyance of other mobilehome owners or residents; conviction for certain crimes; failure to comply with a reasonable rule of the park; or for nonpayment of rent, utilities, or other reasonable incidental services charged by the park. (CIV 798.56)
- 3) 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. (CIV 798.62(a)(1))
- 4) 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. (CIV 798.62(a)(2))

- 5) 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. (CIV 798.62(a)(4))
- 6) 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. (CIV 798.62(a)(5))
- 7) Specifies that park management must process applications for a renewed tenancy on a first-come-first-served basis. (CIV 798.62(a)(6))
- 8) 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 798.64)
- 9) Provides a prevailing party in any action for a violation of the MRL reasonable attorney's fees and costs. (CIV 798.85)
- 10) 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 798.86)
- 11) Requires, prior to the conversion of a mobilehome park to another use, closure, or cessation, the person or entity proposing the change to report on the impact of the conversion, closure, or cessation. [Government (GOV) Code 65863.7(a)(1)(A)]
- 12) Requires this report to include a replacement and relocation plan that adequately mitigates the impact of the closure, change of use, or cessation upon the ability of the displaced residents to find adequate housing in a mobilehome park. [GOV 65863.7(a)(1)(A)]
- 13) Specifies that, if a displaced resident cannot obtain adequate housing in another mobilehome park, the person or entity proposing the change must pay the displaced resident the in-place market value of their mobilehome, as specified. (GOV 65863.7(a)(2))
- 14) Specifies that 13) above shall not apply when the proposed closure, cessation, or change of use is related damage or destruction by a disaster. (GOV 65863.7(a)(2)(D))
- 15) Requires, before the approval, a local legislative body to review the impact report and any additional relevant documentation and make a finding as to whether the approval, taking into consideration both the impact report and the housing availability within the local jurisdiction, will result in or materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households in the jurisdiction. (GOV 65863.7(e))

FISCAL EFFECT: According to the Senate Appropriations Committee, "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.”

COMMENTS:

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.”

Eaton and Palisades fires: Climate change continues to pose significant risks to California, including more extreme heat events, larger wildfires, prolonged droughts, flooding, and other climate-related impacts. 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.¹ 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.² 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.

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

The MRL extensively regulates the relationship between landlords and homeowners who occupy a mobilehome park. A limited number of provisions also apply to residents who rent, as opposed to own, their mobilehome. The MRL has two parts: Articles 1 through 8 apply to most

¹ CalFire: Palisades fire. <https://www.fire.ca.gov/incidents/2025/1/7/palisades-fire>

² CalFire: Eaton fire. <https://www.fire.ca.gov/incidents/2025/1/7/eaton-fire>

mobilehome parks and Article 9 applies to resident-owned parks or parks which are established as a subdivision, cooperative or condominium. The provisions cover many issues, including, but not limited to: 1) the rental and lease contract terms and specific conditions of receipt and delivery of written leases, park rules and regulations, and other mandatory notices; 2) mandatory notice and amendment procedures for mobilehome park rules and regulations; 3) mandatory notice of fees and charges, and increases or changes in them; and 4) specified conditions governing mobilehome park evictions. A dispute that arises pursuant to the application of the MRL generally must be resolved in a civil court of competent jurisdiction.

Palisades Bowl Mobile Estates and Tahitian Terrace: Two 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. 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. In addition, residents of Palisades Bowl had difficulty contacting and obtaining any information from the park owner, regarding plans for cleanup or rebuilding.³

This bill seeks to address the issues faced by residents of Palisades Bowl Mobile Estates and Tahitian Terrace and potential future mobilehome park residents who are victims of fires, by requiring park management to provide status updates at specified intervals after a park is damaged or destroyed by a disaster. For the first four weeks post-disaster, management must provide status updates every week and then on a monthly basis thereafter to the residents of the park. These status updates must include information about when and how residents may gain access to their property, what actions have been taken and are planned to be taken toward debris removal and other remediation efforts, and what actions have been taken or are planned to be taken toward evaluating the feasibility of rebuilding and reopening the park.

Closure, Cessation, or Change of Use for Destroyed Parks: When a mobilehome park is closed or proposed to be converted to a different use, existing law requires the owner proposing the change in use to file a report on the impact of the conversion or closure, which must include a replacement and relocation plan to mitigate the impact of the conversion or closure on the ability of displaced residents to find adequate housing in a mobilehome park. The law requires the entity proposing the change or closure to provide a copy of the report to the resident of each mobilehome affected. It also requires the local legislative body or advisory agency to review the report before any change of use or closure can take place and make findings related to whether the conversion or closure will result in or materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households within the jurisdiction. In addition, if a displaced resident is unable to obtain adequate housing in another mobilehome park, the law requires the person or entity proposing the change of use to pay the in-place market value of their mobilehome to the resident and lays out rules governing the appraisal process for determining the market value.

³ 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/>.

Last year, SB 610 (Perez), Chapter 547, Statutes of 2025 added additional responsibilities of park management if a proposed change of use or closure is related to damage or destruction by a disaster. SB 610 required a technical service inspection report from HCD that identifies the conditions within the park to be included within the impact report. Initially, SB 610 proposed to require park management proposing the change of use or closure to pay displaced residents the in-place market value of their mobilehomes if a proposed closure or change of use is related to damage or destruction by a disaster. It is unclear to the committee how the obligation for management to pay the in-place market value of a mobilehome in a closing park that has been damaged or destroyed in a disaster would function in practice, as the in-place market value of a destroyed mobilehome would seem to be zero, and homeowners with insurance would likely be receiving a payout in the event of a total or partial loss. For those without insurance, the requirement to pay would make the park owner as the “insurer of last resort.” The committee ultimately amended SB 610 to clarify that the provision obligating park management to pay the in-place market value of a mobilehome does not apply in situations where the closure or change of use is a result of a disaster. This bill requires, when the proposed closure or change of use is related to damage or destruction by a disaster, the person or entity proposing the change of use to pay the displaced resident that cannot obtain adequate housing in another mobilehome park the leasehold interest value of the displaced resident’s mobilehome.

Policy Consideration: This bill proposes to change the process of approving a change of use or closure of a mobilehome park damaged or destroyed by a disaster established by SB 610. This bill requires, before the approval of a change of use related to damage or destruction by a disaster, the legislative body review documentation demonstrating a park owner’s compliance with the evaluation, identification, and testing requirements established by this bill. This bill also proposes to require of a park owner proposing to change the use of a park to provide the leasehold interest value of the displaced resident’s mobilehome for any displaced resident that cannot obtain adequate housing in another mobilehome park. While displaced mobilehome residents undoubtedly have experienced significant financial and personal losses following a disaster, compensating them for the value of the leasehold interests may be difficult to administer and raises policy concerns. Leasehold interest value can be challenging to determine because there is no uniform valuation methodology, which may lead to inconsistent appraisals, disputes, and litigation. In rent-controlled parks, much of the leasehold value may be attributable to government-imposed rent restrictions rather than investments made by the park owner, raising concerns about requiring owners to compensate residents for a benefit created by public policy. This bill does not include a framework specifying how the leasehold interest value would be determined. Importantly, this bill would still require park owners to evaluate the costs for rebuilding and reopening the park prior to proposing to change its use. This evaluation would be a required element, among other testing obligations imposed by this bill, of review by the legislative body before approving the change of use.

Committee Amendments: The committee may wish to consider the following amendment to address the policy considerations outlined above:

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 **described in subdivision (k), the** ~~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 (f) paragraph shall not apply when** ~~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.** ~~Code, the person or entity proposing the change of use shall be responsible only for the leasehold interest value of the displaced resident's mobilehome.~~

~~(ii) 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 interest 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, except paragraph (2) of subdivision (a), is applicable when the closure, cessation, or change of use is the result of damage or destruction of the mobilehome park by a disaster as defined in Section 798.64 of the Civil Code.

(l) ~~(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.

Arguments in Support: According to ROC USA, “Mobile and manufactured homeowners are put in a uniquely precarious position when a natural disaster, such as a 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. The recent fires in California have highlighted deficiencies in current law. Take the example of the Palisades Bowl, which was devastated by the Palisades Fire. When the wildfire brokeout 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. 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. SB 1093 addresses these significant gaps by establishing clear, transparent communication timelines between park owners and residents.”

According to the Palisades Bowl Community Group, “The experience of Palisades Bowl – a 174-space mobilehome park in Pacific Palisades – illustrates exactly why this legislation is needed. The fire destroyed home structures, but not the spaces, the infrastructure, or the lease agreements residents hold. Nothing in California law terminates a mobilehome tenancy because a home is damaged by fire. Yet the park owner has unilaterally declared our leases terminated – a position written nowhere in the Mobilehome Residency Law. The owner failed to clear fire debris for over a year, making the site one of the last of more than 10,000 fire-affected lots in Los Angeles to be cleared – and only after the city declared it a public nuisance. The only meaningful action the owner has taken is listing the property for sale as a ‘blank slate’ for new development, while refusing to communicate with displaced residents, file a change-of-use application, assess infrastructure, or cooperate with local, state, and federal agencies that have offered recovery assistance.”

Arguments in Opposition: According to the Western Manufactured Housing Communities Association and the California Association of Realtors, “Our principal concern is the bill’s requirement that, following disaster-related destruction, any person or entity proposing a closure, cessation or change of use must compensate displaced residents for the in-place leasehold value of their homes if adequate housing cannot be located in another mobilehome park. As a practical matter, that mandate would create substantial disaster-triggered liability for owners who have already sustained catastrophic losses. It would materially impair the feasibility of rebuilding,

repurposing, or replacing lost housing and, in many circumstances, could render recovery financially infeasible. In rent-controlled communities, where owners already operate under below-market rent constraints, the bill would further diminish the ability to reserve capital for recovery and reconstruction. The broader policy implications are significant. Following the 2017 Tubbs Fire in Santa Rosa, the owner of Journey’s End mobilehome park – where approximately 160 mobilehomes were destroyed or damaged – worked with the City of Santa Rosa and an affordable housing provider to advance development of 162 apartments for low-income seniors. Notwithstanding that collaboration, the project required six years to move forward. SB 1093 would make comparable recovery efforts substantially more difficult by layering extraordinary compensation obligations onto the already considerable costs associated with post-disaster recovery and redevelopment.”

Related Legislation: *SB 1092 (Allen, 2026)*, requires management of a mobilehome park to provide notice to residents and other specified entities of management’s intent to sell, lease , or transfer a mobilehome park and establishes a right-to-purchase a mobilehome park for a resident organization associated with the park, as specified. *SB 1092 is pending consideration in this Committee.*

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

SB 610 (Perez), Chapter 547, Statutes of 2025, imposed new requirements on a mobilehome park owner or a landlord of a residential property if a property is damaged or destroyed by a declared emergency or disaster, including applying existing requirements governing the closure, cessation, or conversion of a mobilehome park to another use to situations where the closure or change of use is a result of damage or destruction of the mobilehome park by a disaster, including provisions requiring the entity proposing the change to file impact reports with specified entities and residents, create replacement and relocation plans for displaced residents, and restricting the local government’s ability to approve a change of use unless certain requirements are met.

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

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

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

REGISTERED SUPPORT / OPPOSITION:

Support

California Rural Legal Assistance Foundation
Lindsey Horvath, Supervisor, Los Angeles County
Neighborhood Partnership Housing Services
Pacific Palisades Community Council
Pacific Palisades Long Term Recovery Group
Pacific Palisades Residents Association
Palisades Bowl Community Group
ROC USA
Team Palisades
Traci Park, Councilmember, District 11, City of Los Angeles

Opposition

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

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