

Date of Hearing: June 30, 2026

ASSEMBLY COMMITTEE ON JUDICIARY
Ash Kalra, Chair
SB 1093 (Allen) – As Amended June 25, 2026

As Proposed to be Amended

SENATE VOTE: 29-9

SUBJECT: MOBILEHOME PARKS: DISASTER ASSISTANCE

SYNOPSIS

The Palisades and Eaton wildfires that erupted on January 7, 2025, burned over 38,000 acres and destroyed more than 13,000 homes, including the leveling of at least two mobilehome parks. As the author notes, mobilehome parks provide one of the few sources of affordable housing in the area. All owners whose homes are destroyed by a natural disaster must decide whether to rebuild or move elsewhere. However, because park residents own their mobilehomes but rent the ground on which it sits, they do not have the choice of rebuilding if the mobilehome park is closed. Unlike the renter who moves on with no obligation, the mobilehome owner who must relocate may still be responsible for mortgage payments. While everyone who loses their home as a result of a natural disaster suffers, the mobilehome owner faces unique vulnerabilities.

This bill addresses some of these unique vulnerabilities. As recently amended, the bill has three parts, which may be summarized as communication, access, and evaluation. First, when a park is temporarily closed following a disaster, the bill requires management to provide written status updates to the residents until the park reopens or receives final approval for closure or conversion. Second, the bill requires management to permit residents access to the park to collect belongings or inspect damage no later than seven days after evacuation orders have been lifted. Third, the bill requires management to conduct specified evaluations prior to seeking final approval to close or convert the park. The author will take amendments in this Committee that address opposition concerns about liability waivers relating to granting access and limit the scope of investigations that park management must conduct prior to seeking approval for closure.

The bill is supported by affordable housing advocates, organizations representing mobilehome residents, and Los Angeles area local officials. It is opposed by the California Association of Realtors and organizations representing mobilehome park owners and management. The proposed amendments address some, but not all, opposition concerns. Those amendments are reflected in the SUMMARY below and discussed in the analysis. The bill recently passed out of the Assembly Housing and Community Development Committee on a 7-4 vote.

SUMMARY: Requires the management of a mobilehome park that has been damaged or destroyed by a disaster to provide residents with regular status updates, give residents reasonable access to the park to retrieve belongings or assess damage, and requires management to conduct prescribed assessments and evaluations on the feasibility of rebuilding prior to seeking approval for closure or conversion. Specifically, **this bill:**

- 1) 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. Updates must occur every week for the first four weeks after a park is damaged or destroyed by a disaster and monthly thereafter. Status updates must include, among other things, information on when residents may return to the park, the status of cleanup and related efforts, and the feasibility of rebuilding and reopening the park.
- 2) Prohibits management from restricting a resident of the park from accessing their mobilehome site to collect belongings or inspect the damage on any date later than seven days after evacuation orders are lifted or downgraded to resident-access only, whichever comes first. Permits management to impose restrictions on access to common areas.
- 3) Specifies that if management requires residents to sign liability waivers as a condition of granting access to the damaged park, the waivers must only immunize the park owners from harm resulting from accessing the park.
- 4) Requires management to do all of the following prior to initiating, or while actively pursuing if initiated before January 1, 2027, approval from the relevant agency for 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.
- 5) Requires management to submit documentation demonstrating completion of the requirements in 4) above and prohibits a local agency from granting approvals for closure or conversion if the management fails to provide the documentation.
- 6) 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 this bill, and authorizes the Attorney General and local public prosecutors to bring actions for injunctive relief or a civil penalty, as specified.

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 Code Section 798 *et seq.* Subsequent citations refer to this code unless otherwise indicated.)
- 2) Provides 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, subject to reasonable adjustments. (Section 798.62 (a)(1).)
- 3) 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. (Section 798.64.)
- 4) 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, as specified, and provides that if a displaced resident cannot obtain adequate housing in another park, then the person or entity proposing the change must pay the displaced resident the in-place market value of their mobilehome, as specified. (Government Code Section 65863.7.)
- 5) Specifies that 4) above shall not apply when the proposed closure, cessation, or change of use is related to damage or destruction by a disaster. (Government Code Section 65863.7 (a)(2)(D).)
- 6) 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. (Government Code Section 65863.7 (e).)

FISCAL EFFECT: As currently in print this bill is keyed fiscal.

COMMENTS: 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.

Existing law and the importance of preserving mobilehome parks. According to most estimates, more than 700,000 people live in one of California's nearly 5,000 mobilehome parks. As such, mobilehome parks provide a critical source of unsubsidized affordable housing in the state. Moreover, because "mobile" homes are rarely mobile, park closures or conversion to other uses can mean the loss of substantial investments in homes, yards, and park communities. Making matters worse, massive wildfires in recent years have destroyed mobilehome parks from Paradise, in Northern California, to Pacific Palisades, in Southern California. Recent legislation has mitigated the impact of closures by, among other things, requiring longer notice periods, requiring local agencies to make certain findings before approving a change of use, and requiring park owners to pay residents the market value of the mobile home if the resident cannot relocate to another park. However, the requirement to pay the resident for the value of the mobilehome does not apply when the proposed closure, cessation, or change of use is related to damage or destruction by a disaster.

Existing law requires a mobile home park owner or management that intends to change the use of the park, or any portion thereof, to provide affected residents with at least 60 days' notice that they will request change of use permits from the relevant local agency. After all change of use permits have been approved, management must then give affected park residents at least six months' notice of termination of the tenancy. If the change in use will not require any permits from the local authorities, then management must give residents 12 months prior notice. If management plans to sell the park, they must provide notice of intent to sell not less than thirty days or more than one year before entering into a written listing agreement with a real estate broker for sale of the park, or before selling the park to any party. Management must also provide notice to any resident organization that has an interest in converting the park to a cooperatively owned park. Finally – and most germane to this bill – if the park is destroyed by a natural disaster, and management elects to rebuild the park, then management must offer residents who previously lived in the park the right to return on substantially the same terms, considering the costs of rebuilding the park.

In order to enhance protections for residents and better preserve mobilehome parks, AB 2782 (Stone) Chap. 35, Stats. 2020, required management who intended to close or convert a park to pay market value for the mobilehome to any park resident who was unable to relocate to another park. This provision reflected the reality that "mobile" home is something of a misnomer, because moving a manufactured home is difficult and expensive, and in some cases nearly impossible. AB 2782 provided other important protections as well, most notably it required the local agency, prior to approving the proposed change in use, to make a finding on whether the new use would result in a reduction of affordable housing in the local market.

Impact of recent fires. The Palisades and Eaton wildfires that erupted on January 7, 2025, burned over 38,000 acres and destroyed more than 13,000 homes, including the leveling of at least two mobilehome parks. As the author notes, mobilehome parks provide one of the few sources of affordable housing in the area. All owners whose homes are destroyed by a natural disaster must decide whether to rebuild or move elsewhere. However, because park residents own their mobilehomes but rent the ground on which it sits, they do not have the choice of rebuilding if the mobilehome park is closed. Unlike the renter who must simply move on, but retains little financial tie to the apartment, the mobilehome owner who must relocate may still be responsible for mortgage payments. While everyone who loses their home as a result of a natural disaster suffers, the mobilehome owner faces unique vulnerabilities.

This bill addresses some of these unique vulnerabilities. As recently amended, the bill has three parts, which may be summarized as communication, access, and evaluation. First, when a park is temporarily closed following a disaster, the bill requires management to provide written status updates to the residents until the park reopens or receives final approval for closure or conversion. Second, the bill requires management to permit residents access to the park to collect belongings or inspect damage no later than seven days after evacuation orders have been lifted. Third, the bill requires management to conduct specified evaluations prior to seeking final approval to close or convert the park. The author will take amendments in this Committee that address opposition concerns about liability waivers relating to granting access and the investigations that park management must conduct prior seeking approval for closure.

Recent and proposed amendments appear to address many of the opposition concerns. The Western Manufactured Housing Community Association (WMA) and the California Association of Realtors (CAR) cite several specific provisions in the bill that they maintain “would impose unworkable requirements, undefined legal standards, and extraordinary financial exposure that would delay recovery, discourage reinvestment, and impede the timely restoration of replacement housing.” However, their primary concern with the bill was addressed by amendments, taken in the prior Committee, that removed a requirement that, in the event of a closure, would have required the park owner to pay each resident the in-place market value of their leasehold interest. That issue has been addressed.

However, the opposition also raises reasonable concerns about two provisions that remain in the bill in print. First, as passed out of the prior Committee, the bill requires management, prior to seeking approval to close the park or convert it to another use, to conduct various assessments and evaluations relating to the feasibility of rebuilding and reopening the park, including a requirement to identify “the economic cost to the neighborhood, city, and county as a result of a loss of the mobilehome units.” However, the opponents reasonably argued that not only that such an assessment was irrelevant to the park’s business decision to continue to operate, but the park does not have any particular expertise to make such an assessment. Such an evaluation is better left to a government agency that either grants or denies approval for the closure or conversion of the park. Indeed, existing law already requires agencies to consider such questions. (*See* Government Code Section 65863.7 (e)(1)(B).) The author will amend the bill in this Committee removing the provision requiring the park to make such an assessment. (*See* amendments listed at the end of this analysis.)

WMA also expressed concern about a provision in the bill in print that prohibits management from distributing liability waivers to residents as a condition of permitting them to return to the park to recover belongings or assess damages. Because property damaged by a fire or natural

disaster can often pose lingering health or safety risks, park owners quite reasonably want assurance that if they permit residents to return, as required by this bill, then they will not be liable for harms that might occur while the resident accesses the property. One of the parks destroyed by the Palisades fire required residents who returned to the park to first sign one of these waiver forms. Some residents feared that management might take advantage of this situation and require them to sign broadly worded waivers that immunized park owners from liability for harm more generally, immunizing the park owners from acts or omissions that had nothing to do with allowing the residents to return. In response, the bill in print prohibits management from distributing such waivers unless the form used is approved by HCD. However, requiring HCD approval of forms could cause needless delays at odds with the bill's desire to permit residents to return once evacuation orders had been lifted, or as soon thereafter as possible. Therefore, the author has agreed to amend the bill to remove the HCD approval requirement and specify in the text of the bill that any waiver of liability must be limited to immunity for harms caused by accessing the damaged or destroyed property. The bill specifies that if HCD elects to develop a standard waiver form, a park owner who uses such a form will be deemed to have complied with this provision of the bill. (See amendments listed at the end of the analysis.)

Finally, during the prior hearing, the author and proponents argued that any decision to rebuild or close the park should consider the total costs to displaced residents if the park should close. However, because this is an evaluation better made by the local agency, the author will amend the bill to include such consideration in the local agencies' existing duty to consider the overall impact of closure.

Rationale for the soil sampling requirement. As noted above, the amendments taken in the prior Committee, as well as the amendments to be taken in this Committee, appear to address the bulk of objections raised by the opponents. However, the opponents object to other requirements in the bill, including the requirement that management, prior to seeking approval to close or convert the park, perform soil sampling to test for contaminants, using standard assessment tools recognized by specified environmental regulatory agencies. The opponents question why park owners should bear these costs when a third party or act of nature caused the problem.

Moreover, the trigger for this soil sampling requirement is odd, to say the least. The requirement is only triggered when the park seeks approval to *cease* operating the property as a mobilehome park. It would seem to make more sense to require such testing if the site will continue being used as a mobilehome park. *The Committee may wish to explore with the author the rationale for this requirement and, if such testing is required, who should bear the costs given the park owners did not cause the contamination. The author may wish to consider, for example, whether responsibility for such soil testing should be something negotiated by the buyer and seller of the property, depending upon whether the new buyer intends to continue using the property as a site of human habitation.*

Proposed amendments. As discussed above, the author has agreed to take amendments in this Committee that will address some, but not all, opposition concerns – most notably, by (1) eliminating the requirement that management identify economic costs to the neighborhood, city, and county and (2) removing the requirement that HCD pre-approve any waiver of liability form that management distributes to residents who wish to access the park before it reopens. Specifically, those amendments are as follows:

On page 5, beginning at line 27, amend subdivision (c) to read as follows:

(c) ~~Management shall not distribute~~ ***(1) Any*** waiver of liability ***that management distributes*** to the residents of the park in order for residents to access their mobilehome or mobilehome site pursuant to subdivision (b) ***shall be limited to immunity for harm resulting from the resident accessing the mobilehome or mobilehome site and shall not waive liability for any other type of harm.***, ~~unless that waiver was approved by the Department of Housing and Community Development.~~

(2) If the Department of Housing and Community Development adopts a standard waiver of liability form for purposes of this subdivision use of this form by management shall constitute compliance with paragraph (1).

On page 6, delete lines 23-24.

On page 10, line 9 after “jurisdiction” insert: ***The finding shall also consider the costs of closure or conversion to the residents of the park for which closure or conversion is sought.***

ARGUMENTS IN SUPPORT: California Rural Legal Assistance Foundation writes in support:

[SB 1093 will] establish critical post-disaster protections for manufactured home residents and create a more transparent, accountable, and equitable framework for recovery when manufactured housing communities (MHCs), often called “mobilehome parks” are damaged or destroyed by natural or manmade disasters.

MHCs represent one of California’s most significant sources of unsubsidized, naturally occurring affordable homeownership. Yet in the aftermath of disasters, particularly wildfires, residents frequently face prolonged displacement, limited access to information, barriers to re-entry, and, in some cases, the permanent loss of their communities. SB 1093 directly responds to these challenges by strengthening resident protections, improving oversight, and ensuring that disaster recovery does not become a backdoor pathway to displacement.

We also support the bill’s provisions to improve transparency and accountability following disasters, remove unnecessary barriers to resident park access, and require thoughtful evaluation of rebuilding feasibility before affordable housing is permanently lost. Additionally, SB 1093 strengthens resident protections by clarifying compensation requirements, recognizing the value of leasehold interests, and ensuring that decisions regarding park closure, conversion, or re-occupancy are informed by appropriate environmental testing and disclosure requirements.

Taken together, SB 1093 represents a thoughtful, balanced approach to post-disaster recovery, one that respects property rights while prioritizing transparency, resident stability, and preservation of affordable housing. We urge the Legislature to advance this bill and continue building a disaster recovery framework that keeps communities intact rather than displaced.

ARGUMENTS IN OPPOSITION: The Western Manufactured Housing Community Association (WMA) and the California Association of Realtors (CAR) oppose this bill because they believe “its provisions would impose unworkable requirements, undefined legal standards, and extraordinary financial exposure that would delay recovery, discourage reinvestment, and impede the timely restoration of replacement housing.”

REGISTERED SUPPORT / OPPOSITION:

Support

California Rural Legal Assistance Foundation, INC.
Golden State Manufactured-home Owners League, INC. (GSMOL)
Los Angeles City Councilwoman Traci Park
Los Angeles County Supervisor, Lindsey Horvath
Mobile Home Residents Association/coalition
Neighborhood Partnership Housing Services, INC.
Pacific Palisades Community Council
Pacific Palisades Residents Association
Palisades Bowl Community Group
Palisades Long Term Recovery Group
Roc USA
Team Palisades
University of California, Irvine School of Law Community and Economic Development Clinic

Opposition

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

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