

Date of Hearing: August 5, 2026

ASSEMBLY COMMITTEE ON APPROPRIATIONS

Buffy Wicks, Chair

SB 1093 (Allen) – As Amended July 2, 2026

Policy Committee:	Housing and Community Development	Vote:	7 - 4
	Judiciary		9 - 3

Urgency: No State Mandated Local Program: Yes Reimbursable: Yes

SUMMARY:

This bill requires the management of a mobilehome park damaged or destroyed by a disaster to provide residents with regular status updates and reasonable access to the park to retrieve belongings or assess damage, and requires management to evaluate the feasibility of rebuilding prior to seeking approval for closure or conversion of the park.

Among its provisions, this bill:

- 1) Requires park management to provide weekly or monthly written status updates to the residents of a park damaged or destroyed by a disaster until the park reopens or receives final approval of a change of use, cessation of use, or closure.
- 2) Prohibits park management from restricting a resident of the park from accessing their mobilehome site to collect belongings or inspect damage no later than seven days after evacuation orders are lifted or downgraded to resident-access only, whichever comes first, but allows management to restrict access to common areas.
- 3) Specifies if park management requires a resident to sign a liability waiver as a condition of granting access to the damaged park, the waiver must immunize a park owner only from harm resulting from a resident accessing the park.
- 4) Requires park management, prior to initiating approval from the relevant agency for a change of use, cessation of use, or closure of the park, or while actively pursuing approval if initiated before January 1, 2027, to do the following:
 - a) Evaluate the costs for rebuilding and reopening the park.
 - b) Identify all potential resources or funding sources available to help rebuild and reopen the mobilehome park, as provided in a list created by HCD pursuant to this bill.
 - c) In accordance with specified laws, regulations and guidelines, complete (a) soil sampling; (b) metals and combustion-related contaminants testing; (c) asbestos surveys, abatement, and clearance testing; and (d) groundwater testing.
 - d) Identify the feasibility of relocating the park within one mile.

- 5) 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 and requires the list be made available to any person or entity upon request.
- 6) Requires park management to submit documentation to HCD, the local jurisdiction, and the residents of the mobilehome park demonstrating completion of the requirements in item 4, above and prohibits a local agency from granting approval for closure or conversion if the management fails to provide the documentation.
- 7) Authorizes a resident organization or any resident of a mobilehome park damaged or destroyed by a disaster to bring a civil action against park 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.

FISCAL EFFECT:

- 1) HCD estimates General Fund costs of \$263,000 in fiscal year 2027-28 and \$153,000 annually thereafter for one position to carry out the bill's requirements, including adopting a waiver of liability form, developing a list of funding sources and mobilehome-related programs, developing a process to deny discretionary or ministerial permits for violations, providing technical assistance, and developing guidance and procedures. First-year costs also include one-time costs of \$110,000 for Information Technology Branch system updates.
- 2) Cost pressures (Trial Court Trust Fund, General Fund) of an unknown amount, but potentially significant statewide, to the courts to adjudicate any additional filings by park residents against park management for noncompliance. Actual costs will depend on the number of cases filed and the amount of court time needed to resolve each case. It generally costs approximately \$1,000 to operate a courtroom for one hour. Although courts are not funded on the basis of workload, increased pressure on the Trial Court Trust Fund may create a demand for increased funding for courts from the General Fund. The state budget provides annual General Fund backfills to the Trial Court Trust Fund to offset revenue reductions. This backfill was \$117.3 million in 2025-26.
- 3) Intermittent costs to impacted cities and counties to the extent a mobilehome park is damaged or destroyed as a result of a declared disaster. These costs are of an unknown but likely minor amount for an impacted city or county to verify documentation of required activities prior to park management initiating local approval for a change of use or park closure.

COMMENTS:

- 1) **Purpose.** According to the author:

The January 2025 Los Angeles Wildfires tore through Los Angeles County, destroying thousands of homes. 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. 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. [This bill] provides greater certainty and support for mobilehome residents affected by disasters.

- 2) **Background.** Existing law requires a mobilehome park owner, prior to converting, closing, or changing the use of the mobilehome park, and in addition to providing a variety of required notices to residents, to submit a report to the local jurisdiction that includes a replacement and relocation plan to mitigate the impact on displaced park residents and support their ability to secure adequate housing in another mobilehome park. A local jurisdiction, prior to approving a proposed change in use for a mobilehome park, must make a finding as to whether the change in use will result in a reduction of affordable housing within the jurisdiction.

Existing law also requires a park owner who intends 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 but exempts a park owner from this obligation if the mobilehome park is destroyed by a natural disaster. If a mobilehome park is destroyed by a natural disaster and a park owner elects to rebuild the park, existing law requires the park owner to offer former residents the right to return at substantially the same rent, taking into account the costs of rebuilding the park.

This bill provides additional protections for residents of a mobilehome park destroyed by a disaster by requiring park management to (a) provide written status updates to the residents, (b) allow residents to collect belongings or inspect damage no later than seven days after evacuation orders have been lifted, and (c) conduct specified evaluations prior to seeking final approval to close or convert the park, and additionally allows a park resident to bring a civil action against a park owner who fails to comply with the bill's provisions.

- 3) **Support and Opposition.** This bill is supported by the Golden State Manufactured-home Owners League (GSMOL), the California Rural Legal Assistance Foundation, and local officials and community groups primarily from Southern California, who assert that in the aftermath of disasters residents frequently face prolonged displacement, limited access to information, and barriers to re-entry. They assert this bill “responds to these challenges by strengthening resident protections, improving oversight, and ensuring that disaster recovery does not become a backdoor pathway to displacement.”

This bill is opposed by California Mobilehome Parkowners Alliance (CMPA) who asserts the bill, “places undue burden on park owners and exposes them to significant liability” at a time when they are already facing the destruction of a property in a disaster, including a “difficult decision about what to do with their park post disaster.”

- 4) **Related Legislation.** 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.