

SENATE THIRD READING
SB 1093 (Allen)
As Amended August 13, 2026
Majority vote

SUMMARY

Requires management of a mobilehome park that was damaged 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 investigations when pursuing cessation, closure, or change of use of the park due to a disaster.

Major Provisions

- 1) Prohibits park management from restricting a resident of the park from accessing their mobilehome or mobilehome site during regular business hours to collect belongings or inspect the damage to their mobilehome on any date later than seven days after evacuation orders are officially lifted or downgraded by the local governing authority to resident-access only, whichever comes first.
 - a) Allows park 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.
- 2) Requires park management to make a good faith effort to provide written status updates to the displaced residents of the park once per week for the first four weeks after a park is damaged by a disaster. Requires status updates to include, but not be limited to, the following:
 - a) How residents can update their contact information and how residents can contact park management; and
 - b) Any relevant nonconfidential updates sent to park management from federal, state, or local governments regarding clean up process and available resources or support for rebuilding or recovery.
- 3) Requires park management to make a good faith effort, following the time period in 2) above, to provide monthly written status updates, as specified, to the displaced residents of the park until each displaced resident is allowed to return to occupying their mobilehome or the mobilehome park receives final approval of a change of use, cessation of use, or closure.
- 4) Requires management to send the status updates to the last known postal address of each resident of the park, or to an electronic mail address if given affirmative consent from a resident. Specifies the process for park management to provide status updates if park management does not have a postal address or electronic mail address for the resident.
- 5) Provides that any waiver of liability that park management distributes to the residents of the park in order for the residents to access the park and their mobilehome or mobilehome site pursuant to 1), above, shall be limited to immunity for harm resulting from the resident accessing the mobilehome, mobilehome site, or mobilehome park, including debris or

dangerous materials present on the parks' common areas, roadways, and other mobilehome sites created by or arising from the disaster and shall not waive liability for any other type of harm.

- 6) Requires management to do at least 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) Reasonably evaluate the known and estimated 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 from a list created by the Department of Housing and Community Development (HCD) of mobilehome-related programs and opportunities that could support rehabilitation or rebuilding of a mobilehome park affected by a disaster declaration.
- 7) Requires management to submit documentation demonstrating completion of evaluations and investigations required in 6) above to HCD, to the local jurisdiction in which the mobilehome park is situated, and to the residents of the mobilehome park.
- 8) Requires HCD to maintain a list of mobilehome-related programs and opportunities that could support rehabilitation or rebuilding of a mobilehome park affected by a disaster declaration.
- 9) Specifies that a local government shall not provide an approval for change of use, cessation of use, or closure of a park unless park management has complied with 7) above.
- 10) Provides that HCD shall not issue or amend a parks operation permit requested by management until it has received documentation pursuant to 7) above.
- 11) Authorizes, in any jurisdiction where a mobilehome park is located if the park is damaged or destroyed in a disaster resulting in one or more mobilehome units being rendered inaccessible to an existing mobilehome resident, a jurisdiction with enforcement power to require debris removal and require complete soil sampling in accordance with postdisaster debris removal, as specified.
- 12) Specifies that only the enforcing jurisdiction in 11) above may level fines for clean up in the event that the mobilehome park owner fails to comply with its ordinance requiring postdisaster removal for commercial properties.
- 13) Provides that the provisions in 1) through 12) above do not preempt any local ordinance from providing additional protections or imposing additional obligations on park management.
- 14) Provides that a resident organization or any resident of a mobilehome park that was damaged by a disaster may bring a civil action against park management that willfully fails to comply with the applicable requirements above.

- 15) Provides that actions for willful violations of 1) through 14) 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.
- 16) Specifies that any court of competent jurisdiction may grant relief that it finds necessary to enforce this article, including the issuance of an injunction.
- 17) Specifies that park management shall not be in violation of 2) above if, within seven days of receiving written notice from a displaced resident, a compliant status update has been provided to residents identified in the notice.
- 18) Specifies that park management shall not be considered in violation of 3) above if, within 30 days of receiving written notice from a displaced resident given within 30 days after a status update was due, a compliant status update has been provided to residents identified in the notice.
- 19) Provides that park management shall not be considered in violation of 7) above, if within 30 days of receiving written notice from a displaced resident given within 30 days after any required documentation was due, a compliant documentation has been provided to the residents identified in the notice.
- 20) Provides that before the approval of any change of use, the legislative body, or its delegated advisory agency, shall review documentation demonstrating management's compliance with the evaluations and investigations requirements in

COMMENTS

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.

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

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>

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. 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. 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.

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, ensuring reasonable access to property to salvage any personal effects that may have

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/>.

survived the disaster, and providing greater protections for mobilehome owners should the park owners seek to close or change the use of the park."

Arguments in Support

According to ROC USA, "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."

Arguments in Opposition

According to the Western Manufactured Housing Communities Association, "Although intended to help residents after a disaster, SB 1093 would instead impose unworkable mandates, undefined legal standards, and crushing financial penalties that would delay recovery, and make it harder to deliver replacement housing."

FISCAL COMMENTS

According to the Assembly Committee on Appropriations:

- 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 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 to the courts to adjudicate any filings by park residents against park management for willful 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 by 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.

VOTES**SENATE FLOOR: 29-9-2**

YES: Allen, Archuleta, Arreguín, Ashby, Becker, Blakespear, Cabaldon, Caballero, Cervantes, Cortese, Durazo, Gonzalez, Hurtado, Laird, Limón, McGuire, McNerney, Menjivar, Padilla, Pérez, Reyes, Richardson, Rubio, Smallwood-Cuevas, Stern, Umberg, Wahab, Weber Pierson, Wiener

NO: Alvarado-Gil, Choi, Grove, Jones, Niello, Ochoa Bogh, Seyarto, Strickland, Valladares

ABS, ABST OR NV: Dahle, Grayson

ASM HOUSING AND COMMUNITY DEVELOPMENT: 7-4-1

YES: Haney, Caloza, Garcia, Kalra, Lee, Ward, Wicks

NO: Patterson, Ávila Farías, Ta, Tangipa

ABS, ABST OR NV: Wilson

ASM JUDICIARY: 9-3-0

YES: Kalra, Bauer-Kahan, Bryan, Connolly, Harabedian, Pacheco, Papan, Stefani, Zbur

NO: Macedo, Dixon, Sanchez

ASM APPROPRIATIONS: 11-4-0

YES: Wicks, Arambula, Calderon, Caloza, Fong, Mark González, Krell, Pacheco, Pellerin, Sharp-Collins, Solache

NO: Hoover, Dixon, Ta, Tangipa

UPDATED

VERSION: August 13, 2026

CONSULTANT: Juan Reyes / H. & C.D. / (916) 319-2085

FN: 0003650