

UNFINISHED BUSINESS

Bill No: SB 1093
Author: Allen (D)
Amended: 8/13/26
Vote: 21

SENATE JUDICIARY COMMITTEE: 11-1, 4/14/26

AYES: Umberg, Allen, Ashby, Caballero, Durazo, McNerney, Reyes, Stern, Wahab, Weber Pierson, Wiener

NOES: Niello

NO VOTE RECORDED: Valladares

SENATE HOUSING COMMITTEE: 7-2, 4/21/26

AYES: Arreguín, Cabaldon, Caballero, Cortese, Durazo, Gonzalez, Padilla

NOES: Seyarto, Ochoa Bogh

NO VOTE RECORDED: Grayson

SENATE APPROPRIATIONS COMMITTEE: 5-2, 5/14/26

AYES: Cervantes, Cabaldon, Grayson, Richardson, Wahab

NOES: Seyarto, Dahle

SENATE FLOOR: 29-9, 5/27/26

AYES: 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

NOES: Alvarado-Gil, Choi, Grove, Jones, Niello, Ochoa Bogh, Seyarto, Strickland, Valladares

NO VOTE RECORDED: Dahle, Grayson

ASSEMBLY FLOOR: 48-17, 8/20/26 - See last page for vote

SUBJECT: Mobilehome parks: disaster assistance

SOURCE: Author

DIGEST: This bill 1) requires the management of a mobilehome park that was damaged or destroyed by a disaster to provide regular status updates to residents of the park, as specified; 2) prohibits park management from restricting residents access to the park during regular business hours to collect belongings or inspect the damage to their mobilehome more than seven days after evacuation orders have been lifted or downgraded; 3) limits park management from distributing a waiver of liability in order to access the park, as specified; 4) requires park management to conduct specified evaluations regarding the costs and potential resources for rebuilding the park when pursuing a cessation, closure, or change of use of the park due to a disaster, and to provide documentation of those evaluations; 5) prohibits the approval of such a change of use, the issuance of a permit to operate, or any local permits or entitlements, unless the park has complied with these evaluation requirements; 6) permits a jurisdiction with enforcement power to require debris removal, soil sampling, and testing, as specified, if the park is damaged or destroyed by a disaster that results in units being rendered inaccessible; and 7) permits a resident organization or any displaced resident of a mobilehome park damaged or destroyed by a disaster to bring a civil action for a park's failure to comply with the bill's requirements, as specified.

Assembly Amendments limit the notice to displaced residents of a mobilehome park damaged by a disaster to include only how residents can update their contact information and how residents can contact park management and any relevant nonconfidential written or electronic updates from federal, state, or local governments regarding the cleanup process and available resources; require park management to make a good faith effort to provide the monthly notice; specify that management may not restrict resident access to the park during regular business hours; amend the prohibition on park management providing a waiver of liability to allow a waiver of liability to be distributed regarding immunity for harm resulting from the resident accessing the mobilehome, mobilehome site, or park; remove the requirement that park management complete soil sampling and other evaluations when pursuing a closure or cessation of use of the park, but permit the jurisdiction with enforcement power to require debris removal, soil sampling, and testing; remove the civil penalty provisions and limit liability for a violation of the bill's notice provisions, as specified; and remove the provisions that required a park to pay a mobilehome resident the leasehold interest value of the displaced resident's mobilehome when a proposed closure, cessation, or change of use is related to damage or destruction by a disaster.

ANALYSIS:

Existing law:

- 1) Establishes the Mobilehome Residency Law (MRL) to regulate the relationship between mobilehome park management and park residents, and establishes various rights, responsibilities and limits of both groups. (Civil [Civ.] Code §§ 798 et seq.)
- 2) Specifies that a mobilehome park may only evict a resident for: failing to comply with a local or state law or regulation on mobilehomes within a reasonable time after the mobilehome owner receives notice of noncompliance; conduct of the resident that amounts to a substantial annoyance of other mobilehome owners or residents; conviction for certain crimes; failure to comply with a reasonable rule of the park; or for nonpayment of rent, utilities, or other reasonable incidental services charged by the park. (Civ. Code § 798.56.)
- 3) Specifies that, if a mobilehome park is destroyed as a result of a disaster, and management elects to rebuild the park at the same location, park management must offer a renewed tenancy in the rebuilt mobilehome park to all previous mobilehome owners on substantially the same terms as the previous mobilehome owner's previous rental agreement as of the time of the disaster. Specifies that management may adjust the terms of the previous rental agreement to reflect costs and expenses to rebuild the park that it incurred from the time of the disaster to until park management received a final certificate of occupancy for all spaces in the park, including costs associated with demolition, reconstruction, environmental remediation, and taxes and interest expenses.
 - a) Requires park management to provide a previous mobilehome owner, upon request, a statement listing the costs and expenses incurred in rebuilding the park and how the costs and expenses relate to the adjustment of the terms in the rental agreement.
 - b) Requires the park management to send each previous mobilehome owner the offer at least 240 days before the park is reopened to the last postal address for the previous mobilehome owner, or to the mobilehome owner's email address or by telephone, if the park management has such contact information for the mobilehome owner.

- c) Provides that a previous mobilehome owner may accept the offer by submitting a rental application and a required deposit, within 60 days from the date the mobilehome owner receives the offer, and signs a rental agreement.
 - d) Specifies that park management must process applications for a renewed tenancy on a first-come-first-served basis. (Civ. Code § 798.62.)
- 4) Requires, when a mobilehome tenancy is terminated due to damage or destruction from a disaster, that mobilehome park management return to the mobilehome owner within 21 days any advance rent paid for any period after the termination, and specifies that the mobilehome park must return any advance payment of rent for a period in which the homeowner is unable to occupy their mobilehome due to a mandatory evacuation order. Specifies that a mobilehome owner's obligation to pay rent is discharged for any period in which they are unable to occupy their mobilehome due to a mandatory evacuation order. (Civ. Code § 798.64.)
- 5) Provides a prevailing party in any action for a violation of the MRL reasonable attorney's fees and costs, and provides a prevailing mobilehome owner or former mobilehome owner a statutory penalty of up to \$2,000 per each willful violation by park management, as specified. (Civ. Code §§ 798.85, 798.86.)
- 6) Requires, prior to the conversion of a mobilehome park to another use, closure, or cessation, the person or entity proposing the change to report on the impact of the conversion, closure, or cessation. Requires this report to include a replacement and relocation plan that adequately mitigates the impact of the closure, change of use, or cessation upon the ability of the displaced residents to find adequate housing in a mobilehome park. Specifies that, if a displaced resident cannot obtain adequate housing in another mobilehome park, the person or entity proposing the change must pay the displaced resident the in-place market value of their mobilehome, as specified. Before the approval, a local legislative body must review the impact report and any additional relevant documentation and make a finding as to whether the approval, taking into consideration both the impact report and the housing availability within the local jurisdiction, will result in or materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households in the jurisdiction. (Government [Gov.] Code § 65863.7.)

This bill:

- 1) Creates the “Post-Disaster Mobilehome Park Community Resident Protections Act of 2026.”
- 2) Requires mobilehome park management to make good faith efforts to provide written status updates to residents of the park once per week for the first four weeks after the park is damaged or destroyed by a disaster, resulting in one or more mobilehome units being rendered inaccessible to an existing mobilehome resident, and requires these status updates to include, but are not limited to:
 - a) how residents can update their contact information and how they can contact park management;
 - b) any relevant nonconfidential updates send to the park management from federal, state, or local governments regarding the cleanup process and available resources or support for rebuilding and recovery, including any right-of-entry requirements that the park or residents may need to complete for debris removal to commence
- 3) Requires mobilehome park management to make good faith efforts to provide written status updates to residents monthly after the first month until each displaced resident is allowed to return to occupying their mobilehome site or the mobilehome park receives final approval for a change of use, cessation of use, or closure, and requires these status updates to include, but does not limit them to:
 - a) How displaced residents can update their contact information and how they can contact park management;
 - b) any relevant nonconfidential updates from federal, state, or local governments regarding the cleanup process and available resources or support for rebuilding and recovery, including any right-of-entry requirements that the park or residents may need to complete for debris removal to commence;
 - c) what actions have been taken and are planned to be taken toward debris removal, environmental remediation, or other park cleanup efforts, including expected timelines for those efforts and their completion;
 - d) what actions have been taken by the park and are planned to be taken toward evaluating the feasibility of rebuilding and reopening the park, including expected timelines for initiation and completion; and

- e) when and how residents may gain access to their property pos-disaster, when applicable.
- 4) Requires management to send these status updates to the last known postal address of each resident, or to an alternate postal address provided by the resident, and permits management to send these status updates by electronic mail if the resident has provided management with an electronic mail address and affirmative consent to receive notices from management at by electronic mail.
- 5) Specifies that, if management does not have a postal address or electronic mail address for the resident, management must make reasonable efforts to contact the resident and obtain their current postal address or electronic mail address. Specifies that, if management is unable to obtain their postal address or electronic mail address, it is not required to provide status updates to the resident until the resident provides management with a postal address or electronic mail address.
- 6) Prohibits park management from restricting a resident from accessing their mobilehome or mobilehome site during regular business hours to collect belongings or inspect the damage to their mobilehome on any date later than seven days after all evacuation orders are officially lifted or downgraded by the local governing authority to “resident-only access,” whichever comes first. Permits management to impose restrictions on access to common areas of the park that do not limit the resident’s access to their mobilehome or mobilehome site.
- 7) Limits park management from distributing a waiver of liability to park residents in order for residents to access the park and their mobilehome or mobilehome site to immunity for harm resulting from the resident accessing the mobilehome, site, or park, including debris and dangerous materials present on the park’s common areas, roadways, and other mobilehome sites created by or arising from the disaster, and prohibits a waiver of liability for any other type of harm.
- 8) Requires park management to, prior to initiating, or while actively pursuing any change of use, cessation of use, or closure that was initiated before January 1, 2027:

- a) Reasonably evaluate the known and estimated costs of rebuilding and reopening the park, including, but not limited, to the infrastructure and financing; and
 - b) identify all potential resources in the list provided by HCD.
- 9) Requires park management to submit documentation demonstrating completion of the above-described evaluations and investigations to HCD, the local jurisdiction, and the residents of the mobilehome park.
- 10) Prohibits, if park management fails to submit this documentation, park management from receiving an approval for a change of use, cessation of use, or closure of the mobilehome park, and prohibits HCD from issuing or amending a parks operation permit until HCD has received this documentation. Prohibits the local jurisdiction from issuing any discretionary or ministerial permit, entitlement, map, or other approval authorizing a change of use, redevelopment, grading, demolition, construction, or a conditional use permit unless park management has provided documentation of the required evaluations and investigation.
- 11) Requires HCD to maintain a list of mobilehome-related programs and opportunities that could support the rehabilitation or rebuilding of a mobilehome park affected by a disaster, and requires HCD to make this list available on HCD's website.
- 12) Specifies that, if a mobilehome park is damaged or destroyed in a disaster resulting in one or more mobilehome units being rendered inaccessible to an existing mobilehome resident, the jurisdiction with enforcement power may require debris removal, require complete soil sampling in accordance with post-disaster debris removal, testing for metals and combustion-related contaminants 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, and asbestos surveys, abatement, and clearance testing, as specified, and limits the leveling of fines for failing to comply with an ordinance requiring post-disaster debris removal for commercial properties to the enforcing jurisdiction.
- 13) Specifies that its requirements do not preempt any local ordinance from providing additional protections or imposing additional obligations upon park management.

- 14) Permits a resident organization or any displaced resident of a mobilehome park that was damaged or destroyed by a disaster to bring a civil action against park management that willfully fails to comply with the above-described requirements of the bill, permits the Attorney General, a district attorney, county counsel, or city attorney of the location in which a willful violation occurred to bring a civil action.
- 15) Permits a court to grant any relief it finds necessary to enforce these provisions, including injunctive relief.
- 16) Specifies that management may not be considered in violation of the notice requirement described in 2), above, if a compliant status update is provided to residents identified in a written notice from a displaced resident within seven days of receiving that written notice.
- 17) Specifies that management may not be considered in violation of the notice requirement described in 3), above, if a compliant status update is provided to residents identified in a written notice from a displaced resident within 30 days of receiving that written notice, and that notice was given within 30 days after any required documentation was due.
- 18) Requires, before a legislative body, or its delegated advisory agency, approves the closure, cessation, or change of use of a mobilehome park that is related to damage or destruction by a disaster, that the legislative body or its delegated advisory agency review documentation demonstrating the park management's compliance with the requirements described in 8), above. Requires the legislative body or its delegated advisory agency's required finding before such approval to consider the costs of closure or conversion to the residents of the park for which closure or conversion is sought.

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

According to the Assembly Appropriations Committee:

- 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.

SUPPORT: (Verified 8/20/26)

California Rural Legal Assistance Foundation
Golden State Manufactured-home Owners League, INC.
LA Supervisor Lindsey Horvath
Los Angeles City Councilwoman Traci Park
Mobile Home Residents Association/coalition
Neighborhood Partnership Housing Services, INC.
Office of City Councilwoman Traci Park, Council District 11, City of Los Angeles
Pacific Palisades Community Council
Pacific Palisades Long Term Recovery Group
Pacific Palisades Residents Association
Palisades Bowl Community Group
ROC USA
Team Palisades

OPPOSITION: (Verified 8/20/26)

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

ARGUMENTS IN SUPPORT: According to the Golden State Manufactured-Home Owners League, Inc., which supports this bill:

Mobilehome parks serve as one of the last remaining sources of affordable housing and homeownership in California. When disasters strike, such as the devastating 2025 Palisades Fire, residents of these communities often face profound uncertainty. Under current law, there is a glaring lack of clarity regarding the rights of residents when park owners decide not to rebuild. This ambiguity can leave individuals and families in indefinite uncertainty as well as create opportunities for park owners to profit from the misfortunes of displaced residents.

SB 1093 addresses these significant gaps by establishing clear, transparent communication timelines between park owners and residents. Specifically, the bill requires management to provide weekly status updates for the first eight weeks following a disaster, and monthly updates thereafter, detailing cleanup efforts, rebuilding feasibility, and available resources. Furthermore, the legislation protects residents' right of entry, ensuring they can access their property within seven days after evacuation orders are lifted, and prohibits the distribution of liability waivers without authorization from the Department of Housing and Community Development.

Additionally, the bill requires comprehensive environmental testing and feasibility studies before a park owner can pursue closure after a disaster. By mandating the evaluation of rebuilding costs and the identification of potential funding sources, SB 1093 ensures that all viable options for preserving the community are exhausted before residents are permanently displaced. It also rightly recognizes the leasehold interest value of a displaced resident's mobilehome when a park closure is pursued.

ARGUMENTS IN OPPOSITION: According to the California Mobilehome Parkowners Alliance, which opposes this bill:

In the event of a disaster, a parkowner may choose, for any number of reasons, to close a park or change its use. Prior to doing so, SB 1093 requires a parkowner to undertake an evaluation of the costs of rebuilding a park, the potential sources of funding available to help rebuild, the feasibility of relocating a park within one mile of its current location, to complete soil sampling as well as testing for metals and combustion related contaminants, and to identify the economic costs of the park closure. The bill further prohibits local governments from authorizing any closure or change of use until this

evaluation is completed. The bill also imposes penalties of \$2,500 per day for violations of these provisions and allows residents or resident organizations to bring a civil action against parkowners for failure to comply.

Mobilehome parks and their owners operate businesses of different sizes and sophistication. The provisions of SB 1093, which apply to those parkowners who are victims of a disaster, expose them to significant litigation. This is incredibly troubling given that the evaluations required by SB 1093 are complex and will come at a time when parkowners are already burdened by everything that comes with the destruction of a property in a disaster.

In addition, SB 1093 prohibits parkowners from restricting a resident's access to their home longer than 7 days after an evacuation order is lifted. It further prohibits owners from distributing a waiver of liability unless approved by the Department of Housing and Community Development (HCD). Whether or not it is safe for a resident to return to a destroyed park so soon after an evacuation order is lifted is not always in the control of a parkowner. If a public health hazard persists and HCD fails to approve the distribution of a waiver of liability in a timely manner, the upshot of SB 1093 will be the state directing parkowners to allow residents to enter an area known to be unsafe and to bear the liability of doing so.

ASSEMBLY FLOOR: 48-17, 8/20/26

AYES: Addis, Aguiar-Curry, Ahrens, Alvarez, Arambula, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Carrillo, Connolly, Elhawary, Fong, Gabriel, Mark González, Haney, Harabedian, Hart, Irwin, Jackson, Kalra, Krell, Lee, Lowenthal, McKinnor, Muratsuchi, Ortega, Pacheco, Papan, Patel, Pellerin, Petrie-Norris, Quirk-Silva, Ransom, Celeste Rodriguez, Schiavo, Schultz, Sharp-Collins, Soria, Stefani, Ward, Wicks, Zbur, Rivas

NOES: Alanis, Ávila Farías, Davies, DeMaio, Dixon, Ellis, Jeff Gonzalez, Hadwick, Hoover, Johnson, Lackey, Macedo, Patterson, Sanchez, Ta, Tangipa, Wallis

NO VOTE RECORDED: Caloza, Castillo, Chen, Flora, Garcia, Gipson, Nguyen, Ramos, Michelle Rodriguez, Rogers, Blanca Rubio, Solache, Valencia, Wilson

Prepared by: Ian Dougherty / JUD. / (916) 651-4113
8/20/26 16:49:32

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