

Date of Hearing: August 20, 2025

ASSEMBLY COMMITTEE ON APPROPRIATIONS

Buffy Wicks, Chair

SB 610 (Pérez) – As Amended July 7, 2025

Policy Committee:	Housing and Community Development	Vote:	8 - 1
	Judiciary		9 - 1

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

SUMMARY:

This bill imposes new requirements on a mobilehome park owner or a landlord of residential property if a property is damaged or destroyed by a declared emergency or disaster (disaster).

Among its provisions, this bill:

- 1) Requires the owner of a mobilehome park, when a mobilehome tenancy is terminated because of damage or destruction caused by a disaster, to return to the homeowner any advance rental payments received, as specified.
- 2) Provides that during any period that the homeowner is unable to occupy the mobilehome space due to a mandatory evacuation pursuant to a disaster, the homeowner is not liable for rent during that period.
- 3) Requires a park owner proposing the closure, cessation, or change of use of a mobile home park as a result of a disaster to include in the existing law impact report, an assessment by the Department of Housing and Community Development (HCD) on the feasibility of reopening the park.
- 4) If the proposed closure, cessation, or change of use of a mobilehome park is related to damage or destruction by a disaster, exempts the park owner proposing the change from the obligation to pay the displaced resident the market value of the displaced resident's mobilehome.
- 5) Requires a landlord, in the event a disaster damages the residential property to repair or remediate damage caused by the disaster, including, but not limited to (a) removal of debris, (b) repair or restoration of any damaged structural, mechanical, or aesthetic elements of the property, and (c) mitigation of hazards, including presence of mold, smoke residue, smoke odor, ash, asbestos, or water damage.
- 6) Requires the premises be presumed untenable until a local public health agency or official has determined that debris, ash, or residue does not contain toxic substances.
- 7) Allows a tenant, if the landlord fails to perform the duties described above, to terminate the tenancy or pursue other remedies (such as withholding or deducting rent) currently available when a landlord fails to make the property habitable.

- 8) Unless the tenant decides to terminate the tenancy because the landlord fails to perform certain duties, as described in item 7 above, requires the tenancy to remain in effect and the tenant to have the right to return at the same rental rate as soon as is safe and practicable.
- 9) Provides that in any unlawful detainer action by the landlord, there is a rebuttable presumption that the landlord is unlawfully retaliating against the tenant for exercising their rights under this bill, if certain conditions are met.
- 10) Requires a landlord, when a tenancy is terminated due to the destruction of the property, to return any advance rental payments and specifies that a tenant is not liable for rent for any period during which the tenant must be evacuated.
- 11) Extends various notice periods and deadlines related to the termination of tenancy and an unlawful detainer proceeding in any county where housing has been damaged, destroyed, or otherwise rendered uninhabitable by a disaster.
- 12) Requires the Commissioner of Financial Protection and Innovation, upon the declaration of a state of emergency due to a wildfire, to coordinate with the mortgage lenders and servicers operating in the state, including those who finance mobilehome purchases, to facilitate and monitor the implementation and promotion of mortgage forbearance, foreclosure prevention, and loss mitigation programs.

FISCAL EFFECT:

- 1) HCD estimates General Fund (GF) cost pressures of an unknown amount, but potentially in the millions of dollars, to assess the feasibility of reopening mobilehome parks damaged or destroyed in a disaster. HCD indicates it does not have the technical expertise to perform this type of assessment, which would need to be done by licensed engineering contractors. HCD estimates these assessments cost approximately \$100,000 per site, though costs can vary depending on factors such as park size, location, and the extent of required engineering work—and may be significantly higher when damage is widespread or complex. Depending on the number of parks requiring evaluation, overall costs could easily reach into the millions of dollars. HCD indicates it cannot absorb these costs and would require additional state funding.
- 2) Estimated GF cost pressures of an unknown, but potentially significant amount to the Department of Financial Protection and Innovation to coordinate with mortgage lenders to facilitate and monitor the implementation and promotion of mortgage forbearance, foreclosure prevention, and loss mitigation programs for borrowers.
- 3) Although this bill is keyed as a reimbursable mandate by Legislative Counsel, any costs to a local legislative body to review an impact report that also contains a feasibility assessment on reopening a mobilehome park are not reimbursable by the state. This report is required as part of an application for a mobilehome park change of use permit. Because local agencies have general authority to charge and adjust planning and permitting fees to cover their administrative expenses associated with new planning mandates, these costs are not reimbursable.

COMMENTS:

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

The Eaton fire devastated my community, burning more than 14,201 acres, destroying 9,000 structures, and claiming 18 lives. Renters and mobile home owners experienced significant uncertainties regarding their rights and obligations immediately after the fires, from the right to return to where their destroyed home was to difficulty in identifying responsibility for damage remediation in surviving homes. In my district, nearly 770 rent-stabilized units in the Palisades were burned down within the two mobilehome parks that provided some of the only affordable homeownership opportunities in the area. In the aftermath of the fires, our communities have been left vulnerable and at risk of displacement. [This bill] provides essential protections for the health and livelihood of renters and mobilehome owners.

2) **Background. Mobilehome Parks.** Existing law requires a mobilehome park owner, prior to converting, closing, or changing the use of the mobilehome park, 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 in 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.

If a mobilehome park is destroyed by a natural disaster, and an owner elects to rebuild the park, existing law requires the owner to offer former residents the right to return at substantially the same rent, taking into account the costs of rebuilding the park.

For mobilehome parks impacted by a disaster, this bill requires the existing closure impact report to include an assessment by HCD about the feasibility of reopening the park, requires a park owner to return to the homeowner any advance rental payments, and discharges the homeowner's obligation to pay rent during an evacuation period. The bill also exempts a park owner from the obligation to pay a homeowner the in-place market value of the displaced resident's mobilehome.

Landlord-tenant. Existing law allows a tenant to terminate a lease before its agreed-upon end date if a significant portion of the property is destroyed through no fault of the tenant, and effectively provides that a lease terminates if the property is destroyed. Existing law does not impose any express obligation on a landlord if property is damaged or destroyed by a disaster, but it does impose on a landlord an obligation to repair any conditions that render the residential property untenantable or uninhabitable.

When a property is damaged or destroyed by a disaster, this bill imposes new requirements on landlords, such as repairing damage within a reasonable amount of time, and provides several additional protections for tenants, such as removing the obligation to pay rent while a dwelling cannot be safely occupied. The bill also, in certain circumstances, extends notice periods and other deadlines related to the unlawful detainer (eviction) process.

- 3) **Support and Opposition.** This bill is supported by a coalition of affordable housing and tenant advocacy groups. Recent amendments removed most opposition.

The California Apartment Association (CAA) has an opposed unless amended position and continues to have concerns. Specifically, CAA questions whether giving tenants the “repair and deduct” rights is appropriate for a disaster serious enough to prompt a state of emergency declaration. CAA also opposes provisions that extend notice periods in unlawful detainer actions, the rebuttable presumption of landlord retaliation, and the requirement that if the landlord rebuilds they must offer a unit at a similar rate. CAA also argues that many landlords may not have the financing or insurance coverage to undertake substantial repairs or rebuilding after a disaster.

The author indicates discussion with CAA on these issues is ongoing.

- 4) **Related Legislation.** SB 749 (Allen), of the current legislative session, enacts new notice and purchase offer requirements that mobilehome park owners must comply with when a park is closing, ceasing operations, or converting to another use. SB 749 is pending in this committee.

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