Office of Senate Floor Analyses
(916) 651-1520 Fax: (916) 327-4478

UNFINISHED BUSINESS

Bill No: SB 610
Author: Pérez (D), Allen (D) and Wahab (D), et al.
Amended: 9/2/25
Vote: 21

SENATE JUDICIARY COMMITTEE: 11-1, 4/29/25
AYES: Umberg, Allen, Arreguín, Ashby, Caballero, Durazo, Laird, Stern, Wahab, Weber Pierson, Wiener
NOES: Niello
NO VOTE RECORDED: Valladares

SENATE APPROPRIATIONS COMMITTEE: 5-1, 5/23/25
AYES: Caballero, Cabaldon, Grayson, Richardson, Wahab
NOES: Seyarto
NO VOTE RECORDED: Dahle

SENATE FLOOR: 28-10, 6/3/25
AYES: Allen, Arreguín, Ashby, Becker, Blakespear, Cabaldon, Caballero, Cervantes, Cortese, Durazo, Gonzalez, Grayson, Hurtado, Laird, Limón, McGuire, McNerney, Menjivar, Padilla, Pérez, Richardson, Rubio, Smallwood-Cuevas, Stern, Umberg, Wahab, Weber Pierson, Wiener
NOES: Alvarado-Gil, Choi, Dahle, Grove, Jones, Niello, Ochoa Bogh, Seyarto, Strickland, Valladares
NO VOTE RECORDED: Archuleta, Reyes

ASSEMBLY FLOOR: 59-11, 9/9/25 - See last page for vote

SUBJECT: Disaster assistance: tenants, mobilehome parks, and mortgages

SOURCE: Author

DIGEST: This bill makes various changes to landlord-tenant law, to the Mobilehome Residency Law regarding mobilehome parks, and to the Subdivision

Map Act to provide additional protections to tenants and mobilehome owners during disasters.

Assembly Amendments: remove provisions that create a rent cap for mobilehome lots in mobilehome parks within jurisdictions subject to a state of emergency; remove provisions that require a mobilehome park to offer a previous homeowner a tenancy in a rebuilt park and in another park owned by the mobilehome park management when the mobilehome park is damaged or destroyed by a disaster; remove provisions that make it a responsibility of mobilehome park management to repair or remediate damage sustained to a park as a result of a disaster; remove provisions that extend various timelines in the unlawful detainer context for tenants and mobilehome park homeowners during disasters; rework provisions making it a duty of the landlord to remove debris and mitigate hazards arising from a disaster, including by removing specified enforcement provisions; and make various other changes to the bill's other provisions.

ANALYSIS:

Existing law:

1) 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 homeowners on substantially the same terms as the previous homeowner'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 up to the time 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 homeowner, 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 terms in the rental agreement.
    b) Requires the park management to send each previous homeowner the offer at least 240 days before the park is reopened to the last postal address for the previous homeowner, or to the homeowner's email address or by telephone, if the park management has such contact information for the homeowner.

   c) Provides that a previous homeowner may accept the offer by submitting a rental application and a required deposit, within 60 days from the date the homeowner 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.)

2) Provides that a tenant has committed unlawful detainer when they continue in possession of the property without the landlord's permission after:
   a) the tenant remains in possession of the premises after the expiration of the term of the tenancy without permission of the landlord or as otherwise not permitted by law;
   b) the tenant's nonpayment of rent and service of a 3-day notice to pay or quit, stating the amount that is due;
   c) the tenant has breached a covenant of the lease or failed to perform other conditions under the lease, and after service of a 3-day notice requiring performance of such covenants or conditions;
   d) the tenant has breached a covenant of the lease prohibiting subletting, assignment, or waste; has committed or permitted a nuisance on the premises; or used the premises for an unlawful purpose; and
   e) the tenant gives written notice of the tenant's intention to terminate the tenancy, but fails to deliver possession of the premises to the landlord at the specified time. (Code of Civ. Proc. § 1161.)

3) 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 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 by a local legislative body, the 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. (Gov. Code § 65863.7.)

4) Requires the lessor of a building intended for human occupation, in absence of an agreement to the contrary, to put the building in a condition fit for such

occupation, and to repair all dilapidations that render the building untenantable, as specified. (Civ. Code § 1941.)

This bill:

1) Specifies that, for any structure intended for human habitation, it shall be the responsibility of a landlord to undertake one or both of the following, as may be necessary to remediate any dilapidations that arise as a result of a disaster:
    a) The removal of debris caused by the disaster;
    b) Mitigation of hazards arising from the disaster, including but not limited to the presence of mold, smoke, smoke residue, smoke odor, ash, asbestos, or water damage.

2) Specifies that the presence of debris from the disaster, including ash, sludge, or runoff at a rental unit is presumed to render a rental unit untenantable, until a determination has been made by a local public health agency or official that the debris does not contain toxic substances.

3) Requires the landlord to comply with (1) within a reasonable time after the property sustains damage, follow any and all protocols issued by government officials, includning contracting with licensed remediation companies where required, and requires the landlord to notify the tenant in writing that the landlord has complied with (1) and that the tenant may view and obtain copies of any environmental studies, testing, or reports, if the tenant has provided the landlord with a postal or email address.

4) Specifies that, unless the tenancy is lawfully terminated by either party, the tenancy remains in effect and the tenant has a right to return to the rental unit at the same rental rate in effect immediately prior to the disaster as soon as it is safe and practicable.

5) Specifies that nothing in the provisions described in (1) through (4) requires a landlord to rebuild a residential rental property or any portion thereof that has sustained damage as a result of a disaster.

6) Specifies that the rights, obligations, and remedies described in (1) through (4) are cumulative and in addition to any other rights, obligations, or remedies available under federal, state, or local law, and specifies that nothing in the provisions described in (1) through (4) preempt any local ordinance from

providing for additional protections for tenants or imposing additional obligations on the landlord.

7) Defines, for the purposes of (1) through (4), "disaster" as: a natural or manmade emergency resulting from an earthquake, flood, fire, riot, storm, drought, plant, or animal infestation or disease, pandemic or epidemic disease outbreak, or other natural or manmade disaster for which a state of emergency has been declared by the President of the United States or the Governor.

8) Requires park management to return to a mobilehome owner any advance rental payments received from the mobilehome owner that cover any period of time after the date of termination when a mobilehome tenancy is terminated due to the damage or destruction of the mobilehome park or any space as a result of a disaster. Requires that any such payment must be made within 21 days of the date of termination, and shall be sent to the address provided by the mobilehome owner, or the address where the mobilehome was located if the mobilehome owner does not provide an address.
    a) Specifies that, for any period that a mobilehome owner was unable to occupy their mobilehome or mobilehome space due to a mandatory evacuation order pursuant to a disaster, the mobilehome owner's obligation to pay rent is discharged for the period during which the mobilehome owner was required to be evacuated. If the mobilehome owner had paid rent in advance, requires park management to return within 10 days any portion of the rent that covered the time period of the evacuation order, and alternatively allows the mobilehome owner to deduct that amount from the next month's rent.

9) Requires a landlord to return to the tenant any advance rental payments made by the tenant that cover any period after the tenancy is terminated due to the destruction of the rental property. Specifies that a landlord must return this payment within 21 days of the date of the termination of the tenancy, to be sent to the address provided by the tenant, or to the address of the unit for which the tenancy was terminated when the tenant has not provided an address.
    a) Specifies for this provision that the date of termination must be either: the date that the tenant informs the landlord or landlord's agent of the tenant's intent to terminate the lease; or the date that the residential real property was destroyed, if the termination occurred as specified.
    b) Specifies that, during any period during which a tenant is unable to occupy their rental unit due to a mandatory evacuation order pursuant to a disaster, the tenant's obligation to pay rent is discharged for that period.

Specifies that, if the tenant has already paid rent for the period of evacuation, the landlord must return the rent within 10 days, or the tenant may deduct the amount from the next month's rent.

10) Requires, upon a declaration of a state of emergency due to a wildfire, as provided, that the Commissioner of the Department of Financial Protection and Innovation to coordinate with mortgage lenders and servicers, including those that lend money related to the purchase of a mobilehome, operating in the state to facilitate and monitor the implementation and promotion of mortgage forbearance, foreclosure prevention, and loss mitigation programs for borrowers who experience a material decrease in household income or a material increase in household expenses due to the wildfire emergency.

11) Specifies that, before a mobilehome park's conversion to another use, closure, or cessation of use related to damage or destruction by a disaster, the required impact report to be filed with the local legislative body must include a technical service inspection report from the Department of Housing and Community Development (HCD) that identifies the observed conditions within the park, as specified. Requires the mobilehome park management to be the person or entity required to take steps to mitigate the adverse impact of the change of use of the park.

12) Exempts a proposed closure, cessation, or change of use that is related to damage or destruction by a disaster from the requirement that the person or entity proposing the change of use of the park pay a displaced resident the in-place market value of their mobilehome when the displaced person cannot obtain adequate housing in another mobilehome park

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

According to the Assembly Appropriations Committee:

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.

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.

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.

SUPPORT: (Verified 9/9/25)

Altadena Tenants Union
California Housing Partnership
California Rural Legal Assistance Foundation
Disability Rights California
Glendale Tenants Union
Golden State Manufactured-home Owners League, INC.
Housing and Economic Rights Advocates
Housing Now!
Inclusive Action for the City
Inland Equity Community Land Trusts
Innercity Struggle
LA Forward
LA Voice
Legal Aid of Marin
Legal Aid Society of San Diego
Long Beach Residents Empowered
Pasadena Tenant Union
Physicians for Social Responsibility - Los Angeles
Public Advocates
Public Counsel

South Pasadena Tenants Union
Southeast Asian Community Alliance
Strategic Actions for a Just Economy
Tenants Together
Tenants United Anaheim
Thai Community Development Center
Western Center on Law & Poverty

OPPOSITION: (Verified 9/9/25)

California Association of Realtors
California Mobilehome Parkowners Alliance

ARGUMENTS IN SUPPORT: According to the Western Center on Law and Poverty and a coalition in support of this bill:

> The Eaton and Palisades fi res brought into sharp focus the need for greater clarity and additional protections for renters and mobilehome park residents impacted by fi res and other types of events that damage or destroy housing. This bill addresses many of the challenges renters have faced in the wake of past disasters and will ensure greater stability after future events.
>
> The Los Angeles wildfi res exposed ambiguities and gaps in the law governing post-disaster remediation that have hindered residential stability and recovery. Tenants whose homes were damaged but not lost have been issued rent increases and told to clean up toxic debris and damage themselves. Sometimes, when questioned, landlords have responded by attempting to terminate the tenancy regardless of lease terms. Soil is not being tested for contaminants, forcing tenants to make decisions about their health without critical information. There is a clear need for uniform, consistent rules to ensure that units are brought back to habitable conditions as quickly as possible and that tenants are not displaced for attempting to assert their rights.
>
> SB 610 will address this by establishing a presumption that if a unit contains debris from a disaster, like ash or sludge, the unit is uninhabitable until a public health offi cial determines otherwise. The bill also clarifi es that a landlord must repair and remediate damage and debris from disasters within a reasonable time and give tenants detailed information about the repairs and remediation. There is a limited exception for when a landlord decides not to rebuild at all. These changes will ensure tenants are not forced to return to unsafe units and enable them to make informed choices about whether their

homes are suffi ciently free of disaster-related toxins before choosing to return. In addition, the bill ensures that tenants can return home post-remediation at their prior rental rate.

Like other tenants, mobilehome park residents face signifi cant obstacles to recovery after a disaster. Mobilehome owners often have put their life savings into purchasing their home but do not own the land it sits on. The park owner maintains control over how disaster recovery is handled, if at all, creating tremendous uncertainty. To address this issue, SB 610 clarifi es that if a mobilehome park owner decides to close or convert a mobilehome park after a disaster, the owner must abide by the existing state closure law, which requires a public process and approval by the local government, analysis of the impact of the closure, and mitigation of the impacts of the closure on residents' ability to fi nd adequate housing in another mobilehome park. It also clarifi es that the park owner must return any advance payments for space rent if the park has been damaged or destroyed due to disaster.

ARGUMENTS IN OPPOSITION: According to the California Association of Realtors, which opposes this bill:

SB 610 amends Civil Code 798.62 to allow residents of a mobilehome park destroyed in a natural disaster to be offered a space at a similar rent in another park owned by the same parkowner. This ignores the reality that both market rates and rent control regimes differ from park to park and between communities. Doing so is unconstitutional.

SB 610 also limits space rent increases to 3%-5% during a declared state of emergency and limits rent increases to 10% when displaced residents return to a rebuilt park following a disaster. The bill provides no mechanism by which the park owner may seek a rent increase to secure a fair rate of return. Failing to do so renders this rent control policy unconstitutional. Recently, a trial judge declared Civil Code 798.30.5, to be unconstitutional for the same reason. The state is appealing this ruling and litigation is ongoing.

Finally, SB 610 requires a parkowner whose property has been damaged in a natural disaster to repair or remediate that damage, effectively prohibiting parkowners from changing the use of their parks. This is unconstitutional.

Assembly Floor 59 11 10
Ayes: Addis, Aguiar-Curry, Ahrens, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Caloza, Carrillo, Connolly, Elhawary, Fong, Gabriel, Garcia, Gipson, Mark González, Haney, Harabedian, Hart, Irwin, Jackson, Kalra, Krell, Lee, Lowenthal, McKinnor, Muratsuchi, Nguyen, Ortega, Pacheco, Papan, Patel, Pellerin, Petrie-Norris, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Valencia, Ward, Wicks, Wilson, Zbur, Rivas
Noes: Chen, DeMaio, Ellis, Gallagher, Hadwick, Johnson, Lackey, Macedo, Patterson, Ta, Tangipa
No Vote Recorded: Alanis, Castillo, Davies, Dixon, Flora, Jeff Gonzalez, Hoover, Quirk-Silva, Sanchez, Wallis

Prepared by: Ian Dougherty / JUD. / (916) 651-4113
10/19/26 13:40:17

****** END ******