

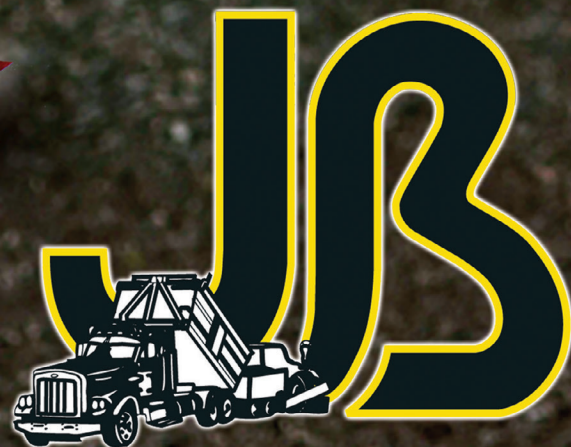
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INDUSTRY UPDATES

CALENDAR OF EVENTS

NOVEMBER

Coffee Talk

November 7, 2024 — 10:00 - 11:00 a.m.

Topic: Local Government Update with WMA's Regional Representatives

DECEMBER

Coffee Talk

December 5, 2024 — 10:00 - 11:00 a.m.

Topic: Cybersecurity Awareness - How to Protect Your Business from Online Threats

MHET Holiday Luncheon

December 11, 2024 Orange County

December 12, 2024 Inland Empire

For more information, contact vickie@mhet.com.

CMHI Holiday Soirée

Disney's Grand Californian Hotel & Spa, Anaheim

December 5, 2024

WMA Reporter Contract Renewals Go Out

For more information, contact regina@wma.org.

S&I Directory Listing Contract Renewals Go Out

For more information, contact regina@wma.org.

JANUARY

Update on New Laws

January 16, 2025 or

January 23, 2025 or

January 30, 2025

For more information, contact info@wma.org.

(See registration form on page 41.)

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NEWS & INFORMATION

Doug Johnson | Executive Director

CSPR Supports Property Rights

For 36 years, WMA's Committee to Save Property Rights (CSPR) and its legal fund — supported primarily by generous contributions from members like you — have provided vital financial resources to many important property rights cases in California and beyond.

Following are a few updates on lawsuits that are currently working their way through the judicial system, and each was approved for continued funding by CSPR at a recent meeting of the full committee:

WMA and Rincon Valley MHP vs. City of Santa Rosa

This case challenges the City of Santa Rosa's claim that California Penal Code Section 396, with its 10% cap on rent during states of emergency, preempts local rent control ordinances.

Two years ago, a Sonoma County Superior Court judge ruled in favor of the city; WMA and a local parkowner are appealing.

We believe Santa Rosa erred when it failed to approve lawfully issued rent increases — under the city's long-existing mobilehome park rent control ordinance — during a state-declared emergency.

WMA and Sandalwood Estates vs. State of California

This lawsuit challenges AB 2782 and its revocation of the state-wide long-term lease exemption from local rent control — a vested right granted by the Legislature in 1985.

The lawsuit began in December 2022 and has survived a demurrer motion by the state. It enjoyed a favorable ruling by a Sacramento County Superior Court judge.

Last month, WMA and a local parkowner in Sonoma County filed a preliminary injunction motion to enjoin the state from enforcing AB 2782 on its effective date of January 1, 2025.

Anaheim Mobile Estates vs. State of California

This lawsuit was filed by the owners of Anaheim Mobile Estates. AB 978 became law in January 2022 and imposed rent control on mobilehome parks within and governed by the jurisdictions of two or more incorporated cities.

The law has no provision for a fair rate of return application — a clear constitutional violation. CSPR is helping to fund the parkowners' appeal of this case.

GHP Management Corporation vs. City of Los Angeles

The COVID-19 pandemic prompted many local governments across the country to impose stringent — and often unreasonable — restrictions on a landlord's ability to evict tenants for failure to pay rent. Perhaps the most egregious constraints occurred in Los Angeles, where the city council there allowed a moratorium on evictions to run for almost four full years, well after the pandemic had ended.

In 2021, a group of landlords sued the city, claiming the moratorium constituted an uncompensated taking of private property. In affirming the dismissal of the complaint, the U.S. Court of Appeals for the Ninth Circuit invoked the infamous *Yee vs. City of Escondido* case — which declared in 1992 that rent control was not a permanent physical taking. CSPR is sharing in the cost of an amicus brief for the property owners.

Welcome New Members

Bixby Knolls MHP, *Anderson*

Desert Paradise MHP, *Lancaster*

Joshua View MHP, *Palmdale*

Kimball, Tirey, & St. John, LLP, *Irvine*

Skylark Torrance MHP, *Torrance*

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Doug Johnson is WMA's Executive Director and can be reached at 2295 Gateway Oaks Drive, Suite 240, Sacramento, CA 95833; phone 916.448.7002, extension 4025; fax 916.448.7085; and email doug@wma.org.

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CAPITOL UPDATE

Chris Wysocki | Legislative Advocate

Grumpy Residents Often Bring Bad Legislation and Good Relations Usually Save Us

The simple axiom of politics is that angry people complain while happy people stay silent. As such, a lot of legislation is proposed to address a problem coming from angry people. This is certainly true as it relates to manufactured housing communities in California.

As evidence of this, we really don't need to go any further than the creation of the Mobilehome Residency Law Protection Program (MRLPP) and the continued efforts to adopt statewide rent control for mobilehome parks.

In 2018, the Golden State Manufactured Home Owners League (GSMOL) sponsored AB 3066 by Assemblyman Mark Stone from Santa Cruz, which created the MRLPP. GSMOL (which claims it represents mobilehome park residents) argued that residents did not have access to legal aid to adjudicate complaints about parkowners and management.

The bill was the idea of angry residents seeking another way to litigate against parkowners, and the program remains — despite having over 95 percent of complaints dismissed.

In 2023, statewide rent control became the latest threat facing manufactured housing communities with the introduction of AB

1035, authored by Assemblyman Al Muratsuchi from Torrance. This measure would have capped rent increases on mobilehome spaces in California to 3% plus the cost of inflation, up to a 5% maximum with full vacancy control. The reason this bill was introduced was that Muratsuchi attempted to enact rent control in Torrance after a parkowner significantly raised rents due to a property tax increase, but he was rebuffed.

In each of these cases, legislation came from people angry about someone or something that had happened.

While mobilehome parkowners cannot control how people react to rent increases or other issues such as HCD (California Department of Housing and Community Development) inspections, utility upgrades, and infrastructure work, it is important for parkowners and managers to do everything possible to maintain an open line of communication with residents in order to avoid (as much as possible) hurt feelings and resentments against managers and owners.

I have worked for well over a dozen separate legislators over the past 30 years, and one thing I learned quickly was that if my boss was going to get re-elected, having a solid constituent services staff is essen-

tial. One angry person who feels slighted or ignored can cause great damage to a politician's future in the Legislature.

Similarly, one individual angry or slighted resident can wreak havoc on a mobilehome park's owners and managers with endless complaints to HCD, and can create a group of other angry residents to convince city officials to adopt ordinances that prevent a parkowner from managing their property in an efficient and profitable manner.

When these ideas from angry residents are put into the heads of legislators, our lobbying team goes to work.

One of our prime goals is to educate legislators about the realities and challenges of owning and operating a mobilehome park so that when bad ideas get introduced, we have a solid group of lawmakers who have personally met and talked with parkowners directly. This is why building those personal relationships is so important for our industry.

If a lawmaker is presented with two different viewpoints of a proposed law, he or she usually sides with the viewpoint being advanced by a person they know and view as more credible than the opposing view. WMA has embarked on

an aggressive program of bringing lawmakers and parkowners together to get to know each other and learn about the industry on park tours.

Over 30 new lawmakers will be elected this November, and we have a unique opportunity to educate these new legislators early in their career.

So, when you get a request from WMA to either host or join a park tour in your area, our hope is that you will take this opportunity to become an ambassador to our industry with a lawmaker who will be voting on bills affecting the ability of mobilehome parks to operate efficiently and profitably.

Over the past three years, I have been in over 100 meetings with lawmakers, and the lawmakers who have been on a park tour are quick to understand and appreciate our position on proposed laws.

By the time you read this article, the election will be over, and we'll have a good idea of who will represent us in the Senate and Assembly.

Once the elections are certified by the end of November, WMA will develop a top-tier list of legislators they can invite to participate in park tours.

Our sincere hope is that our members will agree to participate, as it

is tremendously effective to have several owners and management companies on these tours, teaching new legislators about the daily struggles that come with providing housing to those who so desperately need it.

Thank you for giving me the opportunity to serve WMA as State Legislative Advocate.

It is an honor to represent your interests in the Legislature, and I hope you will email me at chris@wma.org or call me at 916.288.4026 with any questions you may have on how to get more involved in educating legislators about the manufactured housing community industry.

Chris Wysocki is WMA's Legislative Advocate and can be reached at 2295 Gateway Oaks Drive, Suite 240, Sacramento, CA 95833; phone 916.288.4026; fax 916.448.7085; and email chris@wma.org.

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REGIONAL FOCUS

Julie Paule | Regional Representative

National City Adopts Memorandum of Understanding

In September, National City's city council abandoned their temporary mobilehome rent control ordinance. The council adopted a resolution to enter into a Memorandum of Understanding (MoU) with the city's four mobilehome parks, regulating mobilehome park rent increases.

Two years ago, in response to a rent increase at one park, National City's city council passed a temporary rent control ordinance scheduled to sunset December 31, 2024. It was modeled after the statewide rent control cap which is narrowly applied to mobilehome parks in two incorporated cities.

Parkowners argued against the passage, but a slim majority — weeks before the 2022 election — acquiesced to the community-organizing organizations that drummed up discontent in other parks. Tenants and their advocates objected to a \$100 increase at a park with \$400 space rent. A major electric project made the increase necessary.

While the terms of the rent control ordinance were favorable with full vacancy decontrol, it was still problematic. Like the statewide law, National City's ordinance was unconstitutional. It provided no process for a parkowner to apply for a fair rate of return.

Immediately after the passage of the ordinance, parkowners met with staff to plead our case. Staff

was sympathetic, but wanted no part of a rent control board. They didn't have the bandwidth to take on the administration of an ordinance. They also were skeptical that an MoU was the solution. It was too novel to their typical approach to governing.

We continued to meet with council members and highlight the sunset date, stressing that time was of the essence. This illegal ordinance was scheduled to sunset two months after the next election. It was going to be exploited and very difficult for any party to manage as the issue would most certainly become a political hot potato.

Last spring, I received a call from the mayor. He was mad and frustrated with another council member, likely his mayoral opponent in 2026. This council member was using his council "slush fund" to hire organizers to go into mobilehome parks and organize residents for permanent mobilehome rent control.

These organizers brought the city staff back to the table with parkowners. They asked if we would agree to a permanent ordinance with no rent board. Again, the agreement approach is novel, which was a hurdle for city staff to fully embrace. Parkowners declined and again pushed for an MoU.

Meanwhile, the city-paid organizers continued with their organizing

efforts. Finally, city staff agreed to taking an MoU to the council for approval.

City staff and parkowners still had to get the city council to agree. City staff asked to take the lead, and parkowners augmented their efforts. We anticipated that one or maybe two council members would oppose our proposal.

The day before the vote, staff called to share that they expected a unanimous vote. They also said the tenant-organizing council member hoped I would do some Spanish media with him. The next day at the city council meeting, the city council adopted the resolution with the agreement. VICTORY!

The lesson learned in National City is to strike when you have a favorable city council. A favorable council is likely to be more open to the terms a parkowner needs in an agreement. The temporary ordinance, while unquestionably illegal, gave us the breathing room we needed to work with staff and elected officials and for the residents to cool off from steep increases.

Industry partner and longtime mobilehome parkowner advocate Clay Hage deserves a great deal of credit for the successful passage of this MoU. He was the early driving force that cleared a path for the city, meeting with staff and council members who were trying to sell this idea of converting the terms of



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the ordinance into a contract. He also went several rounds with the pro-rent control/organizing council member who used fear-mongering amongst residents for his political benefit.

Finally, the National City parkowners deserve a bravo as well. They could have dug in, hired lawyers, and escalated tensions between the city and parkowners. Instead, they were reasonable and offered an alternative that solved the city's public policy dilemma.

Julie Paule is WMA's Regional Representative for the San Diego, Orange, Imperial, and Riverside areas. She can be reached at 40335 Winchester Road, E-165, Temecula, CA 92591; phone 951.704.2427; fax 915.926.8770; or email: julie@paule-consulting.com.

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FEATURE ARTICLE

Ryan Jasinsky | At Large Regional Director

Legislative Change Is Easier When Lawmakers Know Our Parks

If you ask any mobilehome parkowner, “What is the biggest challenge in operating a successful community?” chances are the answer will somehow be rooted in tenants and management not seeing eye to eye.

Tenants claim management is unresponsive. Management claims a tenant consistently breaks the rules. The key to running a smooth operation requires the ability to bring management and tenants together to work on finding common ground when disputes arise.

Strangely, the same dynamic occurs in the State Legislature and in city halls and county boards of supervisors around the state.

Lawmakers and people who make policy hear from constituents about the numerous failures of park managers, who are often maligned and badgered by residents for problems outside of their control — such as high electric bills, rent increases coming from high inflation, and loud neighbors who regularly have loud parties into the late hours of the night.

When the residents get organized, they often find a friendly ear in a legislator or a city council member who will take their complaints seriously. Unfortunately, most lawmakers and local elected officials don't have the information they

need to push back on some of the complaints made by residents.

As a result, owners and managers are seen as the “bad” guys and often get saddled with laws that may have been prevented if the lawmaker had a personal relationship with an owner or manager — instead of blindly taking the word of vocal residents who take every opportunity to demonize the people who provide them with essential housing.

When I brought my frustrations about this to the WMA Board of Directors and our Legislative Department, I quickly learned that they have already been working on this. This is where I learned about the park tour program.

This program is run out of Sacramento, and tours are coordinated with the significant help of the regional representatives. Some of the questions I asked were:

1. *How do you decide who to invite on a park tour, and how do you pick the park to be visited?*
2. *What do people need to do at the park tour? Are there specific talking points? Is there a script?*
3. *Do these tours really accomplish anything? Or, once they are done, are they then forgotten by the lawmaker?*

I was pleased that WMA had very good answers.

With legislative park tours, it was explained to me that the top priority for who to introduce to our industry were lawmakers serving on key legislative policy committees and in various leadership positions.

Instead of giving a lecture or presentation, our lobbyists, parkowners, and managers escort a legislator on a guided tour of a community and begin talking about the real impact prior laws have had on parkowners and residents, and what can be foreseen with similar legislation in the future.

Our staff works with a legislator's office to visit a pre-selected park and invites parkowners and managers from the surrounding area to join the tour in order to illustrate that we are a unified industry.

Many of these tours last only an hour, but sometimes they go long — especially if the legislator begins talking about their observations.

This is the best possible result. In several park tours during the last two years, several legislators have been genuinely surprised about the difficulty and expense of fixing a broken water pipe.

They see first-hand how a single

resident who consistently violates rules affects the other residents of a park. Most important, they can now call us directly if they have any questions about an issue in a mobilehome park.

Even more important, these tours give our lobbyists another critical tool to fight on our behalf — a personal relationship between park-owner and legislator.

Our lobbyists do an outstanding job, and their work in the halls of Sacramento is more effective than most of us appreciate.

But on some of the big issues (rent control, right of first refusal, water policy, etc.), our lobbyists need our help by calling the legislator we met on a tour to remind him or her about their experience and explain how a legislative proposal will affect the park they visited.

Over the next legislative session,

there will be at least 30 new lawmakers elected. Each of these 30 legislators come in, largely, with a clean slate.

Over the next several months, our legislative team will be holding several park tours around the state, so I would encourage parkowners and management companies to carve a few hours out of their day when called upon to build relationships that may prove essential to save our industry.

You just may find it enjoyable to get to know your local Assemblyman or Senator — most of them are just average folks who want to make their community better.

Our job is to let them know we are on the same side and want our residents to feel secure in their homes, safe in their neighborhood, and able to enjoy the benefits that come with living in a manufactured housing community.

So, if you are called, please respond.

Our lobbyists do an amazing job, but nobody can tell our story of what it takes to run and own a park better than us. That's why it's important for lawmakers to get to know us as people instead of some nameless, faceless corporation. If we can accomplish that, we win.

Ryan Jasinsky is the Director of Property Management for Brandenburg, Staedler & Moore, operating over 14 manufactured home communities and approximately 3,500 spaces in the Bay Area. He can be reached at 408.282.4114, or by email at ryan@bsm-group.com.

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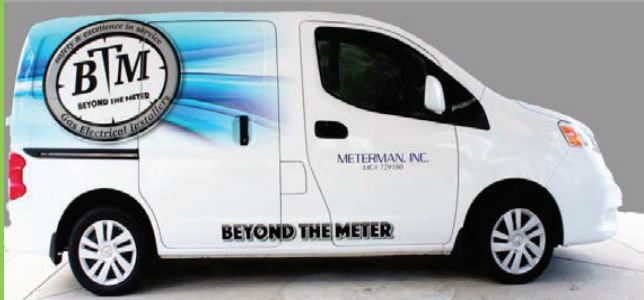
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FEATURE ARTICLE

Charlene Solyman | VP, Evans Management Services

Frank J. Evans Charitable Foundation — at \$1 Million!

The Frank J. Evans Charitable Foundation was established in 1997 to provide scholarships to students who live in WMA-member mobile-home parks. The Foundation was established by Greg Evans in honor of his father Frank Evans, who passed October 27, 1997.

Although Frank never attended college, he knew the value of higher education. Frank moved to Santa Cruz, California in 1961, where he built two mobilehome parks that are still family-owned. He also operated mobilehome parks for other families.

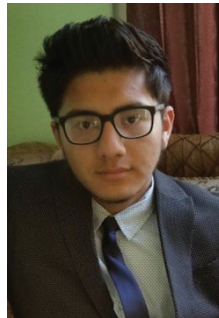
Annually, the Frank J. Evans Scholarship awards a \$2,000 scholarship to selected students who apply in the spring. Students are selected based on grades, participation in school clubs and organizations, and a one-page essay describing why they want to attend college.

A verification process is conducted to confirm that the applicant resides in a WMA-member park and that their home is in good standing with the park.

In recent years, the scholarship was extended to include students who were continuing their college education, allowing the foundation to expand its outreach. This has enabled us to support students through junior college, university, and — in some instances — grad school.

2018

El Capitan Village
Santa Maria, California



Arthur Miranda-Huicochea

Santa Maria High School
4.5 grade point average

**University of California,
San Diego**

2021

Ojai Oaks Village
Ojai, California



Jennifer Alaniz
4th Year Recipient

Carpinteria High School
4.2 grade point average

**Cal Poly State University,
San Luis Obispo**

2019

Chateau La Salle
San Jose, California



Christine Nguyen
2nd Year Recipient

Leland High School

**University of California,
Santa Barbara**

2022

Southgate Mobile Estates
Sacramento, California



Jesus Estrada, Jr.

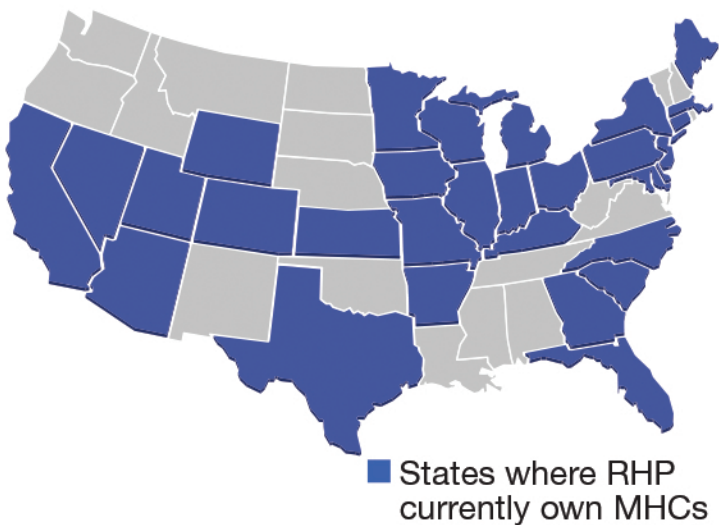
Sacramento Country Day School
4.3 grade point average

Stanford University




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2023

Kern Canyon Estates
Bakersfield, California



Melissa Peoples

Highland High School
4.5 grade point average

Bakersfield College

2024

Riverview Mobile Estates
Modesto, California



Oscar Chavez, Jr.
5th Year Recipient

3.72 grade point average

**University of New Mexico,
Albuquerque**

It has been an incredibly rewarding experience to watch these students grow through their college careers. I will never forget some of the heart-warming stories. For example, a student wrote that their parents constantly struggled to pay the electric bill, often resulting in the power being shut off. The student was so dedicated to their education that they completed homework assignments by candlelight — and still maintained a 4.0 grade point average!

Recipients of the scholarship are attending universities, junior colleges, and trade schools, studying a multitude of different majors in subjects like auto mechanics, engineering, medicine, accounting, economics, and law. Each student expresses their determination to change the trajectory of their future.

Every year we receive a number of letters thanking the Foundation, many of which share that they are the first generation to attend college in their family. They let us know that without the scholarship, it would not be possible.

This year is a very special year for the Foundation as we have awarded more than \$1 million in scholarship funds to 903 students. It has been a testament to the members of WMA and their dedication to giving back to their communities.

Charlene Solyman is Vice President of Evans Management Services, overseeing day-to-day operations and working with human resources. She can be reached at 851.475.0335, or by email at char@evans-management.com.



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Megan Mckinnon (mmackinnon@albanoins.com)

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FEATURE ARTICLE

Chris Wilson | Editor, *WMA Reporter*

WMA Foundation Thanks Generous Donors

Nearly 20 years ago, in 2005, WMA created a charitable foundation for the purpose of providing financial or other assistance to residents of manufactured housing communities who have been touched by disaster.

Since that time the WMA Foundation has continued to assist residents in mobilehome and manufactured housing communities (regardless of membership) whenever the unexpected happens.

During the past two decades, mobilehome park owners, service-and-industry (S&I) providers, and individuals have contributed about \$625,000 to the Foundation — 94% of outgoing monies have gone directly to residents who were in need.

It wasn't until 2007 that mobilehome park residents first had a chance to experience the generosity of WMA members following a disaster. Shortly after a series of raging fires and firestorms swept through Southern California, WMA sent out a large email and letter campaign, requesting funds.

Within days, donations began pouring in — eventually reaching over \$110,000, and checks were quickly mailed to residents living in three different parks in Fallbrook, Ramona, and Dulzura that were all destroyed by the wildfires.

One year later, in November 2008,

the Foundation raised another \$110,000, benefiting 400 residents of a park in Sylmar that had been damaged by the Sayre Fire.

In August 2014, after a 6.0 earthquake struck Napa Valley, over 120 residents in 10 different parks experienced first-hand the generosity of contributors to the WMA Foundation ... after \$63,000 was received in response to a request for donations.

The next time a huge number of donations was received was in October 2018, following the Camp Fire, which destroyed the homes of thousands of residents — including homes in several manufactured home communities in Butte County.

Donations totaling almost \$106,000 were distributed among more than 330 families in that area.

Thank-you letters poured in from dozens of families that benefited from those donations, including comments like these:

“What an unexpected blessing you have provided. God bless you! ... My 96-year-old mom lost everything except her purse and the clothes she had on.

“She is safe and that is the best blessing of all. She enjoyed her ‘home’ at Ridgewood Mobile Home Park for over 20 years.”

“Thank you for your generous gift. This helps with my expenses not

covered by insurance. God bless all of you.”

“... Believe us, we put the check to good use. Our entire extended family was impacted by the fire.”

One couple who received assistance after the Fallbrook fire in 2007 sent a thank-you letter to WMA, promising to repay the Foundation ... and sent checks for the next few years.

After the 2014 earthquake in Napa Valley, a little girl who had learned about the Foundation put up a lemonade stand and donated the money she raised to the Foundation, in order to help the earthquake victims.

The WMA Foundation's purpose in operating this fund is not to act as an organization like FEMA (Federal Emergency Management Agency). Instead, WMA has used the fund as a way to respond to needs immediately with cash assistance.

For more information, or to donate to the WMA Foundation, please feel free to contact WMA. Your gift — whether large or small — will help us continue to meet the needs of those who have been profoundly affected by disasters.

Chris Wilson is currently serving as Editor of the *WMA Reporter*. She can be reached at 916.544.0586, or by email at cwilson@wma.org.



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Consumer Price Index

Percent Change — September 2024

MONTHLY DATA	All Urban Consumers (CPI-U)			Urban Wage Earners and Clerical Workers (CPI-W)		
	Percent Change			Percent Change		
	Year Ending		1 Month Ending	Year Ending		1 Month Ending
	Aug 2024	Sep 2024	Sep 2024	Aug 2024	Sep 2024	Sep 2024
US City Average	2.5	2.4	0.2	2.4	2.2	0.1
Los Angeles / Long Beach / Anaheim, CA	2.9	2.8	0.2	2.6	2.6	0.3
BI-MONTHLY (Published for odd months)	Year Ending		2 Months Ending	Year Ending		2 Months Ending
	July 2024	Sep 2024	Sep 2024	July 2024	Sep 2024	Sep 2024
Riverside - San Bernardino - Ontario, CA	2.8	1.4	0.0	2.8	1.5	0.0
San Diego – Carlsbad, CA	3.5	2.5	0.3	3.3	2.2	0.4
BI-MONTHLY (Published for even months)	Year Ending		2 Months Ending	Year Ending		2 Months Ending
	June 2024	Aug 2024	Aug 2024	June 2024	Aug 2024	Aug 2024
San Francisco / Oakland / Hayward, CA	3.2	2.7	- 0.5	3.0	2.4	- 0.3

Release date October 10, 2024. For the latest data, visit <https://www.bls.gov/regions/west/cpi-summary/home.htm>.



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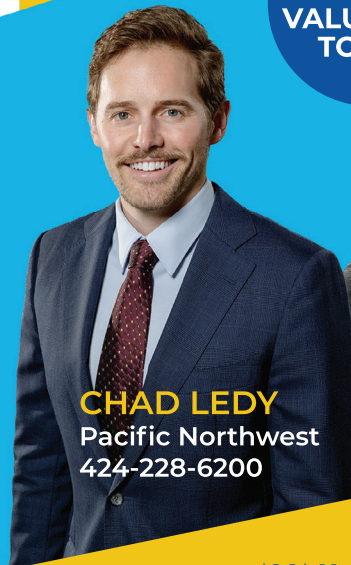
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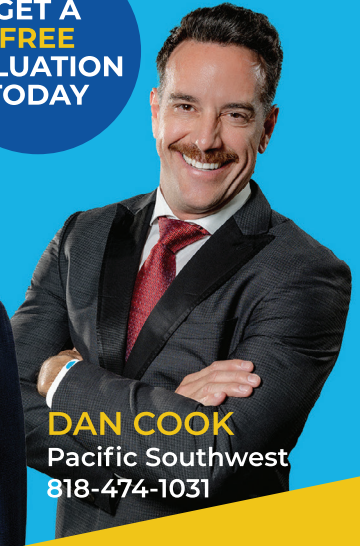
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[AB 661](#)

(Patterson, Joe)

Utility services: electronic communication.

The Mobilehome Residency Law, prescribes various terms and conditions that regulate tenancies in mobilehome parks. That law requires management to post written notice on the mobilehomes of all affected homeowners and residents of a mobilehome park of an interruption in utility service at least 72 hours in advance, as specified. This bill would authorize management, upon voluntary, written consent, as defined, of the homeowner or resident, to provide that notice through electronic communication, as defined.

Sponsored by WMA

Position: Sponsored

Status: 6/26/2024 - Signed into law

[AB 3200](#)

(Hoover)

Master-metered mobilehome parks and manufactured housing communities: transfer of water systems.

Would require the Public Utilities Commission to authorize and establish a pilot program for specified water corporations to accept the transfer of ownership and operational responsibility of water systems in master-metered mobilehome parks or manufactured housing communities, and provide that the exemption described above does not apply to the maintenance or provision of water service by a water corporation pursuant to that pilot program, as specified. The bill would authorize the owner of a master-metered mobilehome park or manufactured housing community that provides water service to residents to transfer ownership and operational responsibility to the water corporation providing service in the area in which the park or community is located, or as the park or community owner and the serving water corporation mutually agree. The bill would impose specified duties on a water corporation and on the owner of the mobilehome park or manufactured housing community in connection with the transfer. The bill would require the commission to establish procedures for initiating and completing the transfer, as provided, including by requiring the owner of the mobilehome park or manufactured housing community to provide written notice of the intent to transfer ownership and operational responsibility of a water system in a mobilehome park or manufactured housing community to the water corporation. The bill would require the commission to authorize the water corporation to recover in its revenue requirement and rates all costs to acquire, improve, upgrade, operate, and maintain transferred mobilehome park or manufactured housing community water systems. The bill would also require the commission to adopt a standard form contract for these transfers that would be the basis for an expedited approval of the transfer. The bill would prohibit costs related to the transfer of ownership process from being passed through to the park or community residents, but would provide that those costs would be recoverable in rates. The bill would authorize the mobilehome park or manufactured housing community owner, by written notice, to stop the transfer process at any time.

Sponsored by WMA

Position: Sponsored

Status: Assembly Dead

[SB 1108](#)

(Ochoa Bogh)

Mobilehome parks: notice of violations.

The Mobilehome Parks Act establishes requirements for the construction, maintenance, occupancy, use, and design of mobilehome parks. Current law generally requires the Department of Housing and Community Development to enforce the act, except that a city, county, or city and county may assume the responsibility for the enforcement of the act upon the approval of the department, as provided. Current law makes a violation of the act a crime. Current law, until January 1, 2025, requires an enforcement agency, after conducting an inspection and determining that a violation exists, to issue a notice to correct the violation to the registered owner of the manufactured home or mobilehome and provide a copy to the occupant thereof, if different from the registered owner. Current law requires the registered owner to be responsible for the correction of any violations for which a notice of violation has been given. For violations other than imminent threats to health and safety, as provided, current law requires the notice of violation to allow 60 days from the postmarked date of the notice or date of personal delivery for the elimination of the condition constituting the alleged violation. Current law repeals these provisions on January 1, 2025. This bill, commencing January 1, 2027, would require an enforcement agency that issues a notice of violation to be responsible for exhausting all administrative and legal recourse against a resident who fails to correct violations before looking to the mobilehome park owner or operator for corrective action, as provided. By requiring local officials to perform these additional duties, the bill would impose a state-mandated local program.



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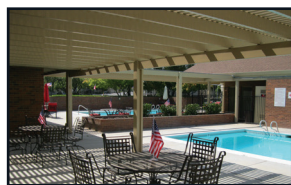
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LEGISLATION OPPOSED BY WMA

- [AB 2022](#)
(Addis)
Mobilehome parks: emergency preparedness.
The Mobilehome Parks Act generally regulates various classifications of mobilehome and related vehicle parks and imposes enforcement duties on the Department of Housing and Community Development (department) and local enforcement agencies. Current law requires every park with 50 or more units to have a person who is responsible for, and will respond in a timely manner to, emergencies concerning the operation and maintenance of the park that resides in the park and has knowledge of emergency procedures relative to utility systems and common facilities under the ownership and control of the owner of the park, and familiarity with the emergency preparedness plans for the park. This bill would, starting January 1, 2027, require that person who is responsible for emergencies concerning the operation and maintenance of the park to have knowledge of emergency procedures relative to access to park entrances and exits.
Position: Oppose
Status: Assembly Vetoed
- [AB 2399](#)
(Rendon)
Mobilehome park residences: rental agreements: Mobilehome Residency Law Protection Program.
The Mobilehome Residency Law, governs the terms and conditions of residency in mobilehome parks and prescribes the content of a rental agreement for a tenancy. Current law requires that a copy of the Mobilehome Residency Law be provided as an exhibit and incorporated into the rental agreement by reference, as specified. Current law also requires that a copy of a specified notice containing the rights and responsibilities of homeowners and park managers be included in the rental agreement and requires management to provide a copy of the notice to all homeowners each year, as specified. The Mobilehome Residency Law Protection Act, until January 1, 2027, establishes the Mobilehome Residency Law Protection Program within the Department of Housing and Community Development, which requires the department to provide assistance in taking complaints, and helping to resolve and coordinate the resolution of those complaints, from homeowners relating to the Mobilehome Residency Law. This bill would require the above-specified notice to additionally include information about the Mobilehome Residency Law Protection Program, as specified.
Position: Oppose
Status: 9/22/2024 - Signed into law
- [AB 2539](#)
(Connolly)
Mobilehome parks: sale: notice: right of first refusal.
The Mobilehome Residency Law requires the owner of a mobilehome park who enters into a written listing agreement with a licensed real estate broker for the sale of the mobilehome park or who offers to sell the mobilehome park to any party to provide written notice of the owner's intention to sell to specified members of a resident organization formed by homeowners for purposes of converting the mobilehome park to condominium or stock cooperative ownership interests and for purchasing the mobilehome park. Current law requires the owner to provide this notice not less than 30 days nor more than one year before entering into the listing agreement or offering to sell the mobilehome park. Current law prohibits an offer to sell a park from being construed as an offer unless it is initiated by the park owner or their agent. Current law provides various exceptions to this notice requirement, including that no notice is required unless the resident organization has first furnished the park owner or park manager with a written notice of the name and address of the president, secretary, and treasurer of the resident organization, as specified. This bill would require the owner to provide the above-described notice if they accept an offer from any buyer. The bill would also require the owner to provide the above-described notice to all residents of the mobilehome park and the Department of Housing and Community Development not less than 120 days nor more than one year before entering into the listing agreement or offering to sell the mobilehome park. The bill would grant the resident organization a right of first refusal to the mobilehome park and give them 120 days from the time they receive the above-described notice to make an offer.
Position: Oppose
Status: Assembly Dead
- [AB 2778](#)
(Muratsuchi)
Mobilehome Affordability Act: mobilehome parks: rent caps.
Would enact the Mobilehome Affordability Act. The bill would prohibit the management of a mobilehome park from increasing the gross rental rate for a tenancy for a mobilehome space more than 3% plus the percentage change in the cost of living, as defined, or 5%, whichever is lower, of the lowest gross rental rate charged for a tenancy at any time during the 12 months prior to the effective date of the increase, as specified. The bill would prohibit management from increasing the gross rental rate for a tenancy in more than 2 increments over a 12-month period, after the tenant maintains the tenancy over a 12-month period. Notwithstanding these provisions, the bill would authorize management to increase the rental rate by 5% after a transfer of a mobilehome park, as specified.
Position: Oppose

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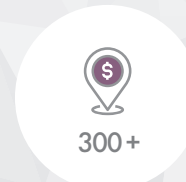
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Status: Assembly Dead

[SB 1095](#)

(Becker)

Cozy Homes Cleanup Act: building standards: gas-fuel-burning appliances.

The Manufactured Housing Act of 1980 (the “act”), requires the Department of Housing and Community Development to enforce various laws pertaining to the structural, fire safety, plumbing, heat-producing, or electrical systems and installations or equipment of a manufactured home, mobilehome, commercial coach, or special purpose commercial coach. The act defines “manufactured home” and “mobilehome” to mean a structure that meets specified requirements, including that the structure is transportable in one or more sections and is 8 body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, and includes the plumbing, heating, air-conditioning, and electrical systems contained within the structure. The act specifies that it does not prohibit the replacement of water heaters or appliances for comfort heating in manufactured homes or mobilehomes with fuel-gas-burning water heaters or fuel-gas appliances for comfort heating that are not specifically listed for use in a manufactured home or mobilehome, as specified. This bill would extend those provisions to also apply to electric water heaters and electric appliances for comfort heating that are not specifically listed for use in a manufactured home or mobilehome.

Position: Oppose_Unless_Amended

Status: Senate Dead

[SB 1103](#)

(Menjivar)

Tenancy of commercial real properties: agreements: building operating costs.

Current law requires a landlord of a residential dwelling to give notice to the tenant a certain number of days before the effective date of a rent increase depending on the amount of the increase, as specified. This bill would apply this requirement to leases of commercial real property by a qualified commercial tenant, as defined. The bill would specify, in all leases for commercial real property by a qualified commercial tenant, that a rent increase would not be effective until the notice period required by these provisions has expired. The bill would also specify that a violation of these provisions would not entitle a qualified commercial tenant to civil penalties. The bill would require a landlord of a commercial real property to include information on these provisions in the notice.

Position: Oppose

Status: 9/30/2024 - Signed into law

LEGISLATION SUPPORTED BY WMA

[AB 1999](#)

(Irwin)

Electricity: fixed charges.

Current law authorizes the Public Utilities Commission to adopt new, or expand existing, fixed charges, as defined, for the purpose of collecting a reasonable portion of the fixed costs of providing electrical service to residential customers. Under current law, the commission may authorize fixed charges for any rate schedule applicable to a residential customer account. Current law requires the commission, no later than July 1, 2024, to authorize a fixed charge for default residential rates. Current law requires these fixed charges to be established on an income-graduated basis, with no fewer than 3 income thresholds, so that low-income ratepayers in each baseline territory would realize a lower average monthly bill without making any changes in usage. This bill would prohibit modifications to the amount of the income-graduated fixed charge from exceeding changes in inflation, as provided. The bill would make the provisions authorizing the income-graduated fixed charge inoperative on July 1, 2028. The bill, commencing July 1, 2028, would instead permit the commission to authorize fixed charges that, as of January 1, 2015, do not exceed \$5 per residential customer account per month for low-income customers enrolled in the California Alternate Rates for Energy (CARE) program and that do not exceed \$10 per residential customer account per month for customers not enrolled in the CARE program.

Position: Support

Status: Assembly Dead

[AB 2247](#)

(Wallis)

Mobilehome Parks Act: enforcement: notice of violations: Manufactured Housing Opportunity and Revitalization (MORE) Program: annual fee.

The Mobilehome Parks Act establishes requirements for the construction, maintenance, occupancy, use, and design of mobilehome parks. Existing law requires the Department of Housing and Community Development to enforce the act, unless a city, county, or city and county has assumed responsibility for enforcement. A violation of these provisions is a misdemeanor. Current law requires an enforcement agency to enter and inspect mobilehome parks to ensure enforcement of the act, as specified. Current law requires an enforcement agency in developing its mobilehome park maintenance inspection program to inspect the mobilehome parks that the enforcement agency determines have complaints that have been made to the enforcement agency regarding serious health and safety violations in the park. Current law requires enforcement agencies, not less than 30 days before an inspection, to provide individual written notice of the inspection to the registered owners of the manufactured homes or mobilehomes, the occupants thereof, and the owner or operator of the mobilehome park, as specified. Existing law repeals these provisions on January 1, 2025. This bill would extend that repeal date to January 1, 2030.

Position: Support



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Status: 9/22/2024 - Signed into law

[AB 2291](#)

(Alanis)

Mobilehomes.

Current law requires the Department of Housing and Community Development, in administering the Mobilehome Residency Law Protection Program, to contract with one or more qualified and experienced nonprofit legal services providers and refer complaints selected for evaluation, and which are not resolved, to these nonprofit legal service providers for possible enforcement action, as specified. This bill would require the department to conduct regular surveys of complainants referred to a nonprofit legal services provider, as specified. The bill would require the department to monitor updates from a nonprofit legal services provider to detect any inappropriate denial of services and would require the department to respond immediately to correct any denials.

Position: Support

Status: Senate Dead

[AB 2387](#)

(Pellerin)

Mobilehome parks: additional lots: exemption from additional fees or charges.

The Mobilehome Parks Act (act) generally regulates various classifications of mobilehome and related vehicle parks, and imposes enforcement duties on the Department of Housing and Community Development and local enforcement agencies. The act authorizes any person to file an application with the governing body of a city or county for a conditional use permit for a mobilehome park. The act requires a person, before operating a mobilehome park, and each year thereafter, to obtain a valid permit from the enforcement agency in order to operate the park. The act also requires the owner of a mobilehome park to obtain a permit to create, move, shift, or alter park lot lines. This bill would, subject to specified exceptions, authorize an owner of an existing mobilehome park that is subject to, or intends to qualify for, a valid permit to operate the park, to apply to the enforcement agency to add additional specified lots to the mobilehome park not to exceed 10% of the previously approved number of lots in the mobilehome park, if the owner has not had their permit to operate suspended. The bill would require the owner to apply to the enforcement agency for, and obtain from the enforcement agency, all required permits pursuant to the act before adding additional lots. The bill would exempt the additional lots from any business tax, local registration fee, use permit fee, or other fee, except those fees that apply to the existing lots in the park, and would prohibit the owner from reducing the size of, or interfering with, certain existing facilities without first complying with specified requirements for creating, moving, shifting, or altering lot lines.

Position: Support

Status: 9/22/2024 - Signed into law

[AB 2997](#)

(Patterson, Joe)

Subdivisions: manufactured homes.

The Manufactured Housing Act of 1980 defines “manufactured home” for these purposes to mean a structure that meets specified requirements, including that the structure is transportable in one or more sections and is 8 body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, and includes the plumbing, heating, air-conditioning, and electrical systems contained within the structure. The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. This bill would exempt the review and approval, conditional approval, or denial of a subdivision for a manufactured home development project from CEQA if the project satisfies specified conditions. In this regard, among other things, the bill would require the manufactured home development project to (1) be located on a site that is zoned for residential use and that is no larger than 10 acres, (2) consist of no more than 100 manufactured homes, and (3) include a childcare facility. The bill would require all of the housing units of the project be manufactured homes and subject to specified state building standards. The bill would require a project proponent subject to these provisions to certify to the local government that certain wage and labor standards will be met, including a requirement that all construction workers be paid at least the general prevailing rate of wages, as specified.

Position: Support

Status: Assembly Dead

[SB 1052](#)

(Seyarto)

Mobilehomes.

The Mobilehome Residency Law Protection Act, until January 1, 2027, establishes the Mobilehome Residency Law Protection Program within the Department of Housing and Community Development to assist in taking and resolving complaints from homeowners relating to the Mobilehome Residency Law. Current law requires the department, in administering the program, to contract with one or more qualified and experienced nonprofit legal services providers and refer complaints selected for evaluation, and which are not resolved, to these nonprofit legal service providers for possible enforcement action, as specified. This bill would require a nonprofit legal services provider contracted with the department to provide the department, in its role as the contract manager overseeing the performance of nonprofit legal services contracts, with full access to information regarding the status of each case and the services provided to complainants. The bill would prohibit laws relating to the attorney-client privilege or attorney work



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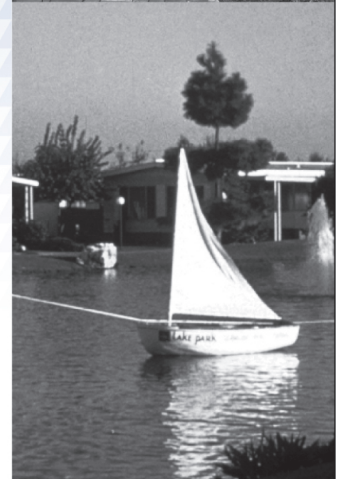


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product doctrine that protect the confidentiality of communications or records from preventing disclosure, as provided. To the extent any information disclosed to the department includes confidential information subject to the attorney-client privilege or work product protection, the bill would prohibit any described disclosure from constituting a waiver of that privilege or protection.

Position: Support

Status: Senate Dead

[SB 1211](#)

(Skinner)

Land use: accessory dwelling units: ministerial approval.

The Planning and Zoning Law authorizes a local agency, by ordinance, to provide for the creation of accessory dwelling units (ADUs) in areas zoned for residential use, as specified. That law prohibits, if a local agency adopts an ordinance to create ADUs in those zones, the local agency from requiring the replacement of offstreet parking spaces if a garage, carport, or covered parking structure is demolished in conjunction with the construction of, or is converted to, an ADU. This bill would also prohibit the local agency from requiring the replacement of offstreet parking spaces if an uncovered parking space is demolished in conjunction with the construction of, or is converted to, an ADU.

Position: Support

Status: 9/19/2024 - Signed into law

OTHER LEGISLATION

[AB 2187](#)

(Bryan)

Office of Tenants' Rights and Protections.

Current law provides that there is in state government, in the Business, Consumer Services, and Housing Agency, the Civil Rights Department under the direction of an executive officer known as the Director of Civil Rights, who is appointed by the Governor. Among other responsibilities, the department is required to issue publications that in its judgment will tend to promote goodwill and minimize or eliminate discrimination in housing, as specified. This bill would, upon appropriation by the Legislature, establish the Office of Tenants' Rights and Protections in the Business, Consumer Services, and Housing Agency, administered by a director appointed by the Governor, and would require that office to create and maintain an up-to-date, digestible, and language-inclusive list of statewide tenants' rights and protections.

Status: Assembly Dead

[AB 2216](#)

(Haney)

Tenancy: common household pets.

Would prohibit a landlord, before the landlord has accepted a prospective tenant's application for a dwelling unit, from asking the prospective tenant or otherwise inquiring into whether the prospective tenant plans to own or otherwise maintain a common household pet in the tenant's dwelling unit. The bill would require a prospective tenant, no later than 72 hours before entering into a rental agreement, to inform the landlord if the prospective tenant plans to own or otherwise maintain a common household pet.

Status: Senate Dead

[AB 2257](#)

(Wilson)

Local government: property-related water and sewer fees and assessments: remedies.

The California Constitution specifies various requirements with respect to the levying of assessments and property-related fees and charges by a local agency, including notice, hearing, and protest procedures, depending on the character of the assessment, fee, or charge. Current law, known as the Proposition 218 Omnibus Implementation Act, prescribes specific procedures and parameters for local jurisdictions to comply with these requirements. This bill would prohibit, if a local agency complies with specified procedures, a person or entity from bringing a judicial action or proceeding alleging noncompliance with the constitutional provisions for any new, increased, or extended fee or assessment, as defined, unless that person or entity has timely submitted to the local agency a written objection to that fee or assessment that specifies the grounds for alleging noncompliance, as specified. This bill would provide that local agency responses to the timely submitted written objections shall go to the weight of the evidence supporting the agency's compliance with the substantive limitations on fees and assessments imposed by the constitutional provisions. The bill would also prohibit an independent cause of action as to the adequacy of the local agency's responses.

Status: 9/25/2024 - Signed into law

[AB 2304](#)

(Lee)

Unlawful detainer: case records.

Current law requires the court clerk to allow specified persons access to case records, including the court file, index, and register of actions, filed in unlawful detainer actions that are limited civil cases. Current law requires that this access must be given to any other person 60 days after the complaint has been filed if judgment against all defendants has been entered for the plaintiff within 60 days of the filing of the complaint, and other persons as specified. Current law exempts from these requirements records in a case that seeks to terminate a mobilehome park tenancy if the statement of the character of the proceeding in the caption of the complaint clearly indicates that the complaint seeks termination of a mobilehome park tenancy. The bill would delete the exemption for access to case records for cases that seek to terminate a mobilehome tenancy, as specified.



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Status: 9/27/2024 - Signed into law

[AB 2373](#)

(Rendon)

Mobilehomes: tenancies.

Current law makes it unlawful for a person to take various actions in connection with the construction and operation of a mobilehome park unless that person has a valid permit issued by the enforcement agency, as specified. The Mobilehome Residency Law governs the terms and conditions of residency in mobilehome parks and prescribes the content of a rental agreement for a tenancy. The Mobilehome Residency Law Protection Act, until January 1, 2027, requires the Department of Housing and Community Development to provide assistance in resolving and coordinating the resolution of complaints relating to the Mobilehome Residency Law. Under the Mobilehome Residency Law, management of the mobilehome park may only terminate a tenancy for certain reasons. These specified reasons include nonpayment of rent, utility charges, or reasonable incidental charges, or change of use of the park or any portion thereof. This bill would prohibit a tenancy from being terminated and a notice of termination from being issued for the above-described reasons unless the park has a valid permit to operate issued by the enforcement agency in accordance with certain provisions of the Mobilehome Parks Act.

Status: 9/22/2024 - Signed into law

[AB 2493](#)

(Pellerin)

Tenancy: application screening fee.

Current law authorizes a landlord or their agent, when they receive a request to rent a residential property, to charge an application screening fee to cover the cost of obtaining information about the applicant. Current law also prohibits a landlord or their agent from charging an applicant an application screening fee when they know or should have known that no rental unit is available at that time or will be available within a reasonable period of time, unless the applicant agrees in writing. Current law also requires a landlord or their agent, if an applicant that has paid an application screening fee makes a request, to provide a copy of the consumer credit report to the applicant who is the subject of that report. This bill would instead authorize a landlord or their agent to charge an application screening fee only if the landlord or their agent, at the time the application screening fee is collected, offers an application screening process, as specified. This bill would also prohibit a landlord or their agent from charging an applicant an application screening fee when they know or should have known that no rental unit is available at that time or will be available within a reasonable period of time.

Status: 9/29/2024 - Signed into law

[AB 2747](#)

(Haney)

Tenancy: credit reporting.

Would require a landlord of a dwelling unit of residential real property to offer any tenant obligated on a lease the option of having the tenant's positive rental payment information, as defined, reported to at least one nationwide consumer reporting agency, as specified. The bill would require, for leases entered into on and after April 1, 2025, the offer of positive rental payment information reporting to be made at the time of the lease agreement and at least once annually thereafter, and for leases outstanding as of January 1, 2025, the offer of positive rental payment information reporting to be made no later than April 1, 2025, and at least once annually thereafter. The bill would authorize a tenant to request, and would require a landlord to provide, additional copies of the written election of positive rental payment information reporting at any time. The bill would authorize a tenant who elects to have positive rental payment information reported as described in these provisions to subsequently file a written request to stop that reporting and would require the landlord to comply with that request. The bill would prohibit a tenant who stops positive rental payment information reporting from electing reporting again for at least 6 months. The bill would authorize a landlord to charge a tenant that elects to have positive rental payment information reported the lesser of \$10 per month or the actual cost to the landlord to provide the service, unless the landlord does not incur any actual cost to provide positive rental payment reporting. The bill would prohibit a landlord from taking certain actions if a tenant fails to pay the landlord's rent reporting charge. The bill would exempt from these provisions a landlord of a residential rental building that contains 15 or fewer dwelling units, unless specified conditions are met, and an assisted housing development, as defined.

Status: 9/19/2024 - Signed into law

[SB 1148](#)

(Blakespear)

Electrical service: master meters.

Current law requires the Public Utilities Commission to require every residential unit in an apartment house or similar multiunit residential structure, condominium, or mobilehome park issued a building permit on or after July 1, 1982, with certain exceptions, to be individually metered for electrical and gas service. This bill would add an exception from the requirement that every residential unit be individually metered for electrical service for a multifamily site, as defined, that includes deployment of an electrical generation and energy storage facility and that meets specified requirements, including, among other things, that deployment of the electrical generation and energy storage facility is capable of providing backup electricity to the multifamily site using renewable energy resources, that the owner of the multifamily site does not increase rent in association with the costs of the deployment's components or lease agreement, that each tenant's electricity costs are less than what the effective fully bundled rate would have been if billed by the relevant load-serving entity, and that the owner bills the nonresidential meters and residential tenants

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for electricity usage directly, as measured by private submeters installed by the owner for each individual unit at the site, as specified.

Position: Neutral

Status: Senate Dead

[SB 1190](#)

(Laird)

Mobilehomes: solar energy systems.

This bill would make any covenant, restriction, or condition contained in any rental agreement or other instrument affecting the tenancy of a homeowner or resident in a mobilehome park, in a subdivision, cooperative, or condominium for mobilehomes, or in a resident-owned mobilehome park that effectively prohibits or restricts the installation or use of a solar energy system, as defined, on the mobilehome or the site, lot, or space on which the mobilehome is located void and unenforceable. The bill would make it unlawful for the management or the ownership to prohibit or restrict a homeowner or resident from installing or using a solar energy system on the home or the site, lot, or space on which the mobilehome is located or to take other specified actions in connection with the installation or use of a solar energy system, except as specified. The bill would exempt imposition of reasonable restrictions on solar energy systems, as defined. The bill would require a solar energy system to meet applicable health and safety standards and requirements imposed by state and local permitting authorities. The bill would make any entity that willfully violates these provisions in a subdivision, cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park liable to the homeowner, resident, or other party for actual damages occasioned thereby, and for a civil penalty paid to the homeowner, resident, or other party in an amount not to exceed \$2,000.

Status: 7/18/2024 - Signed into law

[SB 1408](#)

(Roth)

Mobilehome parks: vehicle removal.

The Mobilehome Residency Law authorizes management, upon the expiration of 7 days, to remove a vehicle from a driveway or designated parking space, when the vehicle remains in violation of a park rule, as specified. Current law provides an exception from these provisions for vehicles that pose a significant danger, as specified. This bill would prohibit management from removing a vehicle used or required by the homeowner for work or employment, or which advertises any trade or services on the vehicle, from a homeowner's or resident's driveway or designated parking space, or a space provided by management for parking vehicles, unless any part of that vehicle extends into the park roadway or otherwise poses a significant danger, as specified.

Status: 7/2/2024 - Signed into law

[SB 1474](#)

(Allen)

Public utilities: intervenor compensation.

Current law provides compensation for reasonable advocate's fees, reasonable expert witness fees, and other reasonable costs to public utility customers for preparation for and participation in a hearing or proceeding of the Public Utilities Commission. Current law requires the commission to award a customer compensation if certain requirements are satisfied, including that the customer's presentation makes a substantial contribution to the adoption of the commission's order or decision. Current law requires a customer who intends to seek compensation to file and serve on all parties to the proceeding, within 30 days after the prehearing conference is held, a notice of intent to claim compensation. This bill would instead require a customer who intends to seek compensation to file and serve on all parties to the proceeding a notice of intent to claim compensation within 30 days after the prehearing conference is held or within 30 days of becoming a party to the proceeding, whichever is later.

Status: Senate Dead

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This webinar will be presented via Zoom. Link will be sent prior to the webinar in a separate email. To ensure registration is received, contact info@wma.org.

Registration Policies: To qualify for member rates, attendees must be either community owners or managers of member communities, work directly for a S&I member or be directly employed by a member management company. Managers or assistant managers directly employed by a non-member community, but managed by a member management company, do not qualify for member rates.

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Western Manufactured Housing Communities Association (WMA) Application for Community Membership — 2024 – 2025

Community Membership Categories

- Community Membership:** Consists of mobilehome/manufactured housing communities, including communities that rent spaces to recreational vehicles.
- 501(c)(3) Community:** Consists of mobilehome/manufactured housing communities that are nonprofit corporations.
- Resident-Owned Community:** Consists of mobilehome/manufactured housing communities that are resident-owned.

COMMUNITY INFORMATION (Please complete a separate application for each community.)

COMMUNITY _____ NO. OF SPACES _____

COMMUNITY ADDRESS _____ COUNTY _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

DOES THIS COMMUNITY RECEIVE MAIL DELIVERY? YES NO

IF YES, INCLUDE IN MAIL LIST? YES NO

Do you have operational fire hydrants? Yes No What are the age rules? Electric: Yes No Gas: Yes No

Do you have long-term leases? Yes No All Age 55 62 Propane: Yes No Water: Yes No

Do you permit subleasing? Yes No Utility District: PG&E SoCal Gas SoCal Edison SDG&E

Other: _____

OWNER INFORMATION

NAME _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

SEND BILLS TO: OWNER MANAGEMENT COMPANY (IF MANAGEMENT COMPANY, PLEASE COMPLETE INFORMATION BELOW.):

MANAGEMENT COMPANY (if applicable)

FIRM _____ CONTACT _____

MAILING ADDRESS _____

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MEMBER REFERRAL INFORMATION (if applicable)

NAME _____

COMMUNITY/FIRM _____

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MEMBERSHIP INVESTMENT

Total Number of Spaces @ \$10.95 per space..... \$ _____

Minimum Annual Dues — \$435 (40 spaces or less)
\$925 for 501(c)(3) or Resident-Owned Communities

Voluntary Candidate PAC Contribution @ \$9.00 per space

Amount of Check Enclosed \$ _____

Visa Mastercard American Express Check Enclosed

CREDIT CARD NUMBER _____ EXPIRATION DATE _____

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Community Members maintaining a controlling interest in more than one community must secure a separate membership for each community under his or her control. In the case of limited partnership or ownership syndications, the General Partners shall be considered to have a controlling interest for purposes of this section. — WMA Bylaws, Article V, Section 2.

I certify that this application complies with the aforementioned bylaws requirement. Should ownership in any additional community not listed on this application be acquired, the association shall be notified and the appropriate application submitted. Applicant understands that dues are nonrefundable and agrees to uphold the WMA Code of Ethics and to maintain membership in good standing. Dues payments to WMA, as well as contributions made to Political Action Committees, are not deductible as charitable contributions for federal income tax purposes. WMA dues may be deducted as an ordinary and necessary business expense. In compliance with the Omnibus Budget Reconciliation Act of 1993, 79% of your 2024 – 2025 membership dues is deductible as a business expense. Further information on this law should be obtained from your tax advisor.

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FOR WMA MEMBERS



Western
Manufactured Housing Communities
Association

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ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
MANUALS				
316	Disaster Preparedness Manual	_____	\$20	\$ _____
302	Guide to Mobilehome Park Residency Forms & Documents	_____	\$50	\$ _____
317	Title 25 Tabbed Version	_____	\$50	\$ _____
310	WMA Guide: Mobilehome Park Statutes and Regulations (MRL, Mobilehome Parks Act and Title 25)	_____	\$75	\$ _____

FORMS FOR RESIDENT-OWNED HOMES (MEMBERS ONLY)

Prospective and New Residents

202	PROSPECTIVE AND NEW RESIDENT PACKAGE	_____	\$175	\$ _____
<i>The above package includes the following forms:</i>				
172	Additional Occupant Agreement	_____	\$8	\$ _____
171	Application for Approval of Additional Occupant	_____	\$8	\$ _____
102*	Application for Residency	_____	\$19	\$ _____
107	Approved Animal Agreement and Rules	_____	\$8	\$ _____
177	Consent to Obtain Consumer Credit Report	_____	\$8	\$ _____
114	Information for Prospective Homeowners	_____	\$8	\$ _____
104	Mobilehome Park Rental Agreement Disclosure	_____	\$12	\$ _____
176*	Notice of Rights and Responsibilities	_____	\$10	\$ _____
113	Notice of Zoning or Use Permit Lease of Park	_____	\$8	\$ _____
154	Notice Regarding Negative Credit Information	_____	\$8	\$ _____
105	Notice to Homeowner	_____	\$8	\$ _____
115	Privacy Statement	_____	\$8	\$ _____
178	Prospective Purchaser Evaluation—Notice to Prospective Purchaser	_____	\$15	\$ _____
179	Prospective Purchaser Evaluation—Notice to Selling Homeowner	_____	\$8	\$ _____
109	Prospective Resident Receipt for Financial Report Fee	_____	\$8	\$ _____
112	Statement Regarding Rental Agreement	_____	\$12	\$ _____
111*	Standard Twelve-Month Rental Agreement	_____	\$19	\$ _____
110*	Standard Rental Agreement for a Term of Less Than Twelve Months	_____	\$19	\$ _____
163	Swimming Pool and/or Spa Release Agreement	_____	\$8	\$ _____
183	Tenancy Information and Standards	_____	\$8	\$ _____
<i>(effective 07.01.2016)</i>				

Disclosure

204	DISCLOSURE PACKAGE	_____	\$45	\$ _____
<i>The above package includes the following forms:</i>				
120	Manufactured Home and Mobilehome Transfer Disclosure Statement (Lots of 10)	_____	\$20	\$ _____
104	Mobilehome Park Rental Agreement Disclosure	_____	\$12	\$ _____
121	Natural Hazard Disclosure Statement	_____	\$12	\$ _____
122	Flood Hazard Disclosure Statement	_____	\$8	\$ _____

Rules and Regulations Violations

206	RULES AND REGULATIONS VIOLATIONS PACKAGE	_____	\$125	\$ _____
<i>The above package includes the following forms:</i>				
125	7 Day Notice to Comply with Rules and Regulations ...	_____	\$12	\$ _____
126	14 Day Notice of Intent to Charge for Space Maintenance	_____	\$12	\$ _____

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
Rules and Regulations Violations (continued)				
166	14 Day Notice of Intent to Remove Personal Property ..	_____	\$12	\$ _____
127*	Incident Report	_____	\$10	\$ _____
167	Inventory of Personal Property Removed	_____	\$12	\$ _____
128	Just a Reminder	_____	\$8	\$ _____
164	Notice of Intention to Tow Vehicle	_____	\$8	\$ _____
129	Notice of Meeting Regarding Proposed Amendment to Park Rules and Regulations	_____	\$8	\$ _____
106	Notice to Occupant	_____	\$8	\$ _____
144	Proof of Service	_____	\$19	\$ _____
165	Proof of Service of Notice of Intent to Tow Vehicle	_____	\$19	\$ _____
130*	Resident Objection Form	_____	\$10	\$ _____
131	Vehicle Violation Notice	_____	\$8	\$ _____

Termination of Tenancy

208	TERMINATION OF TENANCY PACKAGE	_____	\$140	\$ _____
<i>The above package includes the following forms:</i>				
140	3 Day Notice to Pay Rent or Quit and 60 Day Notice to Terminate Possession	_____	\$19	\$ _____
141	3 Day Notice to Perform Covenants or Quit and 60 Day Notice to Terminate Possession	_____	\$19	\$ _____
142	60 Day Notice to Terminate Possession for Non-Payment of Rent and/or Non-Performance of Covenants	_____	\$19	\$ _____
161	Mobilehome and Manufactured Home Sale or Transfer Repair/Improvement Notice	_____	\$12	\$ _____
151	Notice of Belief of Abandonment	_____	\$19	\$ _____
185*	Notice of Disposition of Abandoned Mobilehome	_____	\$10	\$ _____
184*	Notice of Intent to Dispose of Abandoned Mobilehome	_____	\$10	\$ _____
187*	Notice to County Tax Collector Regarding Disposal of Abandoned Mobilehome	_____	\$10	\$ _____
186*	Notice to County Tax Collector Regarding Disposal of Mobilehome Using Warehouse Lien	_____	\$10	\$ _____
143	Notice to Legal Owners, Junior Lien Holders or Registered Owners	_____	\$8	\$ _____
144	Proof of Service	_____	\$19	\$ _____
160	Resident's Notice of Termination of Tenancy	_____	\$8	\$ _____

Miscellaneous Forms

210	MISCELLANEOUS FORMS PACKAGE	_____	\$115	\$ _____
<i>The above package includes the following forms:</i>				
103	Acknowledgement for Third Party Payment of Rent ...	_____	\$12	\$ _____
150	Agreement with Heir, Joint Tenant or Personal Representative of the Estate	_____	\$8	\$ _____
170	Approval of Installation of Accommodation for Disabled Resident	_____	\$8	\$ _____
169	Master Meter System Public Awareness Message	_____	\$8	\$ _____
181	Notice of Application of Pesticide to Common Area Without Licensed Pest Control Operator	_____	\$8	\$ _____
182	Notice of Application of Pesticide to a Dwelling Unit Without a Licensed Pest Control Operator	_____	\$8	\$ _____

Contents of Miscellaneous Forms Package continued on page two.

Subtotal Page One

Go to page 2 for payment information.

\$ _____

Order Form for WMA Members — Page Two

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ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
210	MISCELLANEOUS FORMS PACKAGE — <i>(Continued from page 1)</i>			
175*	Notice of Change to Mobilehome Residency Law.....	_____	\$10	\$_____
174	Notice of Emergency Preparedness and Evacuation Plan	_____	\$8	\$_____
152	Notice of Interruption in Utility Service.....	_____	\$8	\$_____
180*	Notice of Rent Increase	_____	\$10	\$_____
176*	Notice of Rights and Responsibilities	_____	\$10	\$_____
153	Notice of Utility Assistance to Low Income Persons.....	_____	\$8	\$_____

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
210	MISCELLANEOUS FORMS PACKAGE — <i>(Continued)</i>			
155	Notice to Heir, Joint Tenant and Personal Representative of the Estate	_____	\$8	\$_____
157	Notice to Resident.....	_____	\$8	\$_____
158	Recreational Vehicle Storage Agreement	_____	\$8	\$_____
173	Verification of Emergency Preparedness Plan (Includes one form with instructions and template)	_____	\$5	\$_____
Subtotal Page Two				\$_____

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Subtotal Page One	\$_____
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Shipping Charges

Merchandise Subtotal

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\$ 31 – \$100.....	\$30
\$101 – \$150	\$40
\$151 – \$200	\$50
\$201 and up.....	\$60

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City, State & ZIP

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VMA's FEATURED LISTING'S

ORANGE GROVE TP



LOCATION: BAKERSFIELD, CA

SPACES: 51 TOTAL SPACES

LOT SIZE: 3.36 AC

PARK TYPES: ALL-AGE COMMUNITY

Contact Victor Martinez
at 909 945 8989 for
more information!

PINES SENIOR MHP



ADDRESS: 10530 WALKER DRIVE,
GRASS VALLEY, CA 95945

SPACES: 28 TOTAL SPACES

YEAR BUILT: -

LOT SIZE: 2.86 AC

PARK TYPE: ALL-AGE COMMUNITY

Contact Adrian Garcia
at 909 945 8878 for
more information!

JUST SOLD

VILLANOVA MHP



ADDRESS: 700 W VILLANOVA ROAD
OJAI, CA 93023

SPACES: 25 TOTAL SPACES

SALE PRICE: \$3,000,000

DEL CIELO MHP



ADDRESS: 3210 SANTA MARIA WAY
SANTA MARIA, CA 93455

SPACES: 185 SPACES

SALE PRICE: \$20,950,000

VMA OVERVIEW

325
TOTAL
LISTINGS
SOLD

23+
YEARS OF
EXPERIENCE

78+
MANAGED
PROPERTIES

5500+
MANAGED
SITES

FOR INFORMATION ON RECENT SALES, NEW LISTINGS OR A CONFIDENTIAL ANALYSIS CONTACT:

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Victor M. Martinez

VICTOR@VMA.COM

909 945 8989

909 945 8929

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