



MOBILEHOME RESIDENCY LAW PROTECTION PROGRAM

GENERAL OVERVIEW

AB 3066 (Stone) enacted the Mobilehome Residency Law Protection Program (MRLPP), and became effective January 1, 2019. It charges the Department of Housing and Community Development (HCD) to administer the program and will begin billing parkowners \$10 for each permitted lot on January 1, 2019 and the program is set to end on January 1, 2024, unless extended by the Legislature. The MRLPP will receive complaints beginning July 1, 2020. This delay was built into the legislation to allow the department to collect funds and create the program.

The MRLPP will provide assistance in resolving and coordinating the resolution of complaints from homeowners relating to the Mobilehome Residency Law. If a complaint submitted to the program is not resolved during a 25-day period, for negotiation between management and the complaining party, the department will further determine if the complaint should be referred to an appropriate enforcement agency or a nonprofit legal services provider.

The program requires management to provide specified information to the department within 15 business days from the postmark date or electronic transmission of a request for that information and requires the imposition of a noncompliance citation of \$250 for each failure to comply.

QUESTIONS

Can I bill my residents for the new \$10 annual fee assessed by HCD?

Yes. There should be a line item on your Permit to Operate (PTO) invoice for the new fee. AFTER you have paid your Permit to Operate (including the new fee) to the Department of Housing and Community Development (HCD) you may pass through the fee to “homeowners” within 90 days of the date you paid HCD. (Health and safety Code 18804 (c))

What should I note on the billing statement as a description of the program?

According to the Information Bulletin published by the Department of Housing and Community Development, the following will meet the requirements:

Mobilehome Residency Law Protection Act Annual Fee \$10. For more information call 800.952.8356, or link <http://www.hcd.ca.gov/docs/IB2018-03.pdf>

Can I bill residents in park owned rentals?

No. The bill only applies to homeowners as defined in Civil Code Section 798.9.

Do I have to pay for vacant or empty spaces?

Yes. HCD will bill you for each permitted mobilehome lot within the mobilehome park. (HSC 18804(b)(1))

Residents are complaining about paying the fee, especially since the program does not go into effect until July 1, 2020. Who should they direct their complaint to?

The law requires all homeowners to pay and they are not allowed to opt out. Refer complaints of this nature directly to the author of the bill since the objection is to the new law and not related to the Mobilehome Residency Law. Assemblymember Mark Stone 916.319.2029 (telephone).

Do I have to pass through the fee to homeowners?

No. The legislation allows parkowners to pass through all or a portion of the amount to homeowners. (HSC 18804 (c))

If I do not bill my residents for reimbursement, do I need to inform them of the program?

The legislation only requires you give information if you seek reimbursement of the fee from homeowners. (HSC 18804(c))

Is the \$10 annual fee in addition to the \$4 annual Mobilehome Parks Act Fee.

Yes. The \$4 fee funds the inspection of mobilehome parks and mobilehomes to determine compliance with the Mobilehome Parks Act. (HSC 18502 (2)(A))

RESOURCES

HCD Informational Bulletin — <http://www.hcd.ca.gov/docs/IB2018-03.pdf>

AB 3066 Stone (Statutes of 2018) — <http://leginfo.legislature.ca.gov>