



Contact: Rebecca Marcus
rebecca.marcus@asm.ca.gov
916-319-2029

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Stone Bill to Enforce Mobilehome Residency Laws Clears First Committee

SACRAMENTO— The Housing and Community Development Committee approved AB 1269 by Assemblymember Mark Stone (D-Monterey Bay) which would establish a process for the investigation and mediation of the Mobilehome Residency Law (MRL) at the Department of Fair Employment and Housing (DFEH). This bill would also require DFEH to produce written instructional materials summarizing the Act, and collect and make publically available data regarding the number of complaints, the violation complained and outcome of each complaint.

“More than 700,000 people live in California’s approximately 7,000 mobilehome parks. AB 1269 would balance the relationship between park owner and resident,” said Assemblymember Mark Stone. “For seniors on fixed incomes as well as low-income residents litigation is not a feasible mechanism for relief of violations that can greatly impact their quality of life.”

While CHCD has jurisdiction over health and safety violations and DFEH has jurisdiction over civil rights violations no state entity has jurisdiction over violations of the MRL. These violations include selective, inconsistent or no enforcement of park rules including park owners violating their own park rules of “no subletting” by renting out their mobile homes, but not allowing homeowners to rent out their own mobile homes; interference with home sales, attempts to prevent homeowners from use of the clubhouse, especially for meetings; onsite management failure to keep posted office hours or respond to resident complaints; excessive bullying and threatening behavior by onsite managers; and frivolous charges leading to eviction.

In order to fund this new authority and duties AB 1269 bill would allow DFEH to annually assess upon the management of a mobilehome park subject to the MRL a registration fee of \$5 for each mobilehome located within the park. The bill would authorize management to pass this fee to the owner of each mobilehome.

AB 1269 will next be considered by the Assembly Appropriations Committee.

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