

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS**

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July 7, 2004

**INFORMATION BULLETIN 2004 - 01 (MP) (SOP)**

**TO:**

- Mobilehome Park Operators**
- Special Occupancy Park Operators**
- Mobilehome Park Local Enforcement Agencies**
- Mobilehome Park Interested Parties**
- MH Earthquake Resistant Bracing System Manufactures**
- Mobilehome Support System Manufactures**
- Standard Plan Approval (SPA) Manufactures**
- City and County Building Officials**
- Division Staff**

**SUBJECT: CHANGES TO THE MOBILEHOME PARK REGULATIONS AND ADOPTION OF NEW REGULATIONS SPECIFIC TO SPECIAL OCCUPANCY PARKS**

This Information Bulletin announces significant regulation changes for the Mobilehome Parks Act, (California Health and Safety Code, Division 13, Part 2.1, commencing with section 18200), and the adoption of new regulations specifically related to the Special Occupancy Parks Act (California Health and Safety Code, Division 13, Part 2.3, commencing with section 18860). These changes became effective July 6, 2004.

Prior to recent legislation (Ch. 434, Stats. 2001) the Mobilehome Parks (MP) Act included requirements applicable to special occupancy parks (recreational vehicle parks, tent camps, etc.) within California. The new law divided the elements of mobilehome and special occupancy parks into separate statutory acts within the Health and Safety Code for clarity and more appropriate applicability of specific requirements. Additionally, Health and Safety Code Section 18863.3 was enacted, requiring the Department of Housing and Community Development (HCD) to adopt regulations implementing this separation between mobilehome and special occupancy parks. During the past two years, HCD, in concert with park owners, resident groups and related industry officials, has substantially amended its regulations governing mobilehome parks and adopted new regulations specific to special occupancy parks. Consequently, the newly-amended Mobilehome Parks Act regulations no longer apply to special occupancy parks.

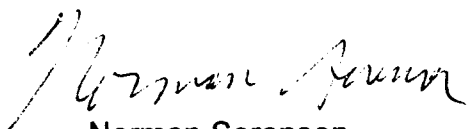
Among other modifications, these regulatory amendments incorporate revisions to the applicable building standards. The outdated references to the National Electrical Code (NEC), the Uniform Plumbing Code (UPC), and the Uniform Building Code (UBC) have

been updated to reference the current California Building Standards Code contained in the California Code of Regulations, Title 24, Parts 2, 3, 4, and 5.

The following bulleted information summarizes certain additions and amendments made to these regulations. Because this regulatory action encompasses both the newly-adopted Special Occupancy Park regulations and voluminous amendments to the current Mobilehome Parks regulations, this Bulletin is not intended to represent a complete digest of all of the requirements. A comprehensive summary of the changes along with the complete text of the regulations can be obtained from the Department's website at [www.hcd.ca.gov/codes/mp](http://www.hcd.ca.gov/codes/mp).

- **Changes to the Mobilehome Parks (MP) regulations** – Regulations for Mobilehome Parks have been substantially rewritten and rearranged. Amendments include the addition of numerous definitions and the elimination of duplicate requirements contained in different articles. Every section of the previous regulations has had some type of amendment. The amendments range from relocating and repealing sections and subsections to grammatical and technical changes, including amendments to the authority and reference citations which have no regulatory effect. Additionally, there are a significant number of newly adopted sections and all references to special occupancy parks have been cross-referenced to the newly adopted Chapter 2.2, the Special Occupancy Park Regulations.
  
- **Adoption of regulations specific to Special Occupancy Parks (SOP)** – Regulations have been adopted specifically relating to SOPs. These regulations are in a new chapter contained in the California Code of Regulations, Title 25, Division 1, Chapter 2.2, commencing with section 2000. Since these types of parks are closely related to MPs and in some instances located within a MP, the regulations are closely related. Wherever possible the section numbering relates to the analogous sections within the MP regulations (i.e., section 1018 in the MP regulations is section 2018 in the SOP regulations). They do however differ in many respects. These differences include the removal of definitions not specifically related to SOPs, similarly named items in MPs may have different definitions in the SOP regulations, differing lot occupancy requirements, camping cabins installation specifications, and manufactured home installations in the SOP regulations have been cross-referenced to Chapter 2, the Mobilehome Park Regulations.

If you have any further questions regarding mobilehome park or special occupancy park requirements, please contact our Mobilehome Parks Program at (916) 445-9471 or by email at [bharward@hcd.ca.gov](mailto:bharward@hcd.ca.gov).



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