



## THE MOBILEHOME RESIDENCY LAW: RIGHTS AND OBLIGATIONS OF MOBILEHOME PARK HOMEOWNERS, TENANTS AND MANAGEMENT

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#### 1. What is the Mobilehome Residency Law (MRL)?

- a. **MRL Scope:** The Mobilehome Residency Law (MRL) is located in the California Civil Code, commencing with Section 798. The MRL establishes a specific set of laws that govern the unique qualities of mobilehome tenancies inside of mobilehome parks. The MRL has two parts: Articles 1 through 8 deal with most rental mobilehome parks and Article 9 (commencing with Section 799) deals with resident-owned parks or parks which are established as a subdivision, cooperative or condominium.

- b. MRL Issues:** The MRL extensively regulates the relationship between landlords and homeowners who occupy a mobilehome park. The provisions cover many issues including but not limited to the following: 1) the rental and lease contract terms and specific conditions of receipt and delivery of written leases, park rules and regulations, and other mandatory notices (Civil Code Sections 798.15 and 798.18 through 798.19.5); 2) mandatory notice and amendment procedures for mobilehome park rules and regulations (Civil Code Section 798.25); 3) mandatory notice of fees and charges, and increases or changes in them (Civil Code Sections 798.30 through 798.39.5); and 4) specified conditions governing mobilehome park evictions (Civil Code Sections 798.55 and 798.56).
- c. The MRL, the Park's Lease and Park Rules:** Any enforceable resident requirement must be specified in either a lease or the park rules and regulations. However, the mobilehome park's rental agreement, rules and regulations must be consistent with the MRL as well as other laws that apply to mobilehome parks. In case there is a conflict between a mobilehome rental agreement or park rule and the MRL, the MRL prevails.
- d. Resources:** More information on the topics discussed in this document is located in the Additional Resources section of this document.

## **2. How Does the MRL Protect Mobilehome Park Residents?**

- a. Homeowners:** All of the MRL's key provisions apply to "homeowners", which is the person(s) who has a tenancy in a mobilehome park under a rental agreement. Generally, the homeowner is the owner of the mobilehome, whether or not he or she actually resides in the mobilehome or rents it out to others.
- b. Tenants Who Are Not Homeowners:** Many of the MRL provisions apply to people who rent the mobilehome from another person, such as a park owner or a homeowner; they often are referred to as "tenants" since they are not homeowners. Tenants are protected by the MRL laws that apply to "residents" rather than only to "homeowners". Examples of these provisions are: 1) access to common area facilities (Civil Code Section 798.24) and 2) right of entry by management into a rental space (Civil Code Section 798.26). In addition to the MRL rights, the tenant has all the rights of tenants in other types of housing (primarily found in Sections 1940 through 1997.270 of the Civil Code).
- c. Non-Mobilehomes:** The MRL often does not apply to an owner or occupant of a recreational vehicle, which may include a "park trailer" or "park model", or another vehicle which is not a mobilehome. For more information, see the definition of "mobilehome" (Civil Code Section 798.3) and the Recreational Vehicle Park Occupancy Law (Civil Code Sections 799.20 through 799.79).

### **3. How is the MRL Enforced?**

- a. **Who Enforces the MRL?** The MRL is part of the Civil Code. A dispute that arises pursuant to the application of the MRL is civil in nature and generally must be resolved in a civil court of competent jurisdiction. Neither law enforcement nor the HCD has jurisdiction to enforce the MRL. However, these entities can enforce other laws related to mobilehome park occupancy and operations. Where the MRL violation involves a failure to maintain the park in good condition, or where the MRL violation runs afoul of other laws (such as a rent control ordinance or laws prohibiting fraud or misrepresentation), lawsuits may be brought by the local district attorney, county counsel, city attorney or the Attorney General (Civil Code Section 798.87).
- b. **Legal Assistance:** Legal services organizations, private attorneys and attorneys working with mobilehome park resident associations may represent homeowners and tenants where a civil dispute arises under the MRL, including evictions. Small Claims Advisors in many courthouses also can provide helpful assistance if a homeowner wants to be self-represented and seek damages for violations and the penalties allowed under Civil Code Section 798.86.

### **4. What MRL Laws Are Important When Beginning a Rental Relationship in a Mobilehome Park?**

- a. **Notices and Disclosures:** Before a person purchases a mobilehome in a mobilehome park, he or she is entitled to a disclosure form about the condition of the mobilehome from the seller (Civil Code Section 798.74.4). The buyer also is entitled to receive, from mobilehome park management, both: 1) "Information for Prospective Homeowners", which primarily relates to the rents or fees to be charged to the purchaser (Civil Code Section 798.74.5), and 2) a Mobilehome Park Rental Agreement Disclosure Form, which primarily deals with physical conditions in the park (Civil Code Section 798.75.5).
- b. **Lease Information and Review:** A prospective homeowner has a variety of rights regarding the rental agreement, the park rules and fees, rents, exemptions from rent controls, and other critical information (Civil Code Sections 798.15 through 798.23.5).
- c. **Qualifications to Purchase a Mobilehome that Will Remain in the Park:** The park may deny tenancy to a prospective mobilehome purchaser only for four reasons: 1) lack of financial ability to pay the mobilehome park rents and charges; 2) a past tenancy history indicating likely noncompliance with the lease and park rules; 3) reasons based on fraud or concealment of material facts; and 4) a legally valid park rule or regulation that limits residency to seniors. See Civil Code Sections 798.74 and 798.76.

- d. Becoming the Mobilehome Owner:** A person purchasing a mobilehome does not become the “owner” merely by paying the seller. The new owner should receive a signed copy of the certificate of title and must register with HCD to become a “registered owner”; the registered owner will have to pay either annual fees to HCD or annual property taxes to the property tax collector. Health & Safety Code Section 18075.5. The park also may require that the new owner be a registered owner, and may evict an “owner” who is not a registered owner if registration is required by park rules. Registration of a mobilehome is handled by HCD’s Registration and Titling Program (Civil Code Section 798.16).

## **5. Mobilehome Park Rules and Regulations**

- a. Park Rules and Regulations:** All park rules and regulations must be in writing and provided with the lease (Civil Code Section 798.15) and, with certain limited exceptions, they must apply equally to park residents and park employees (Civil Code Section 798.23). Park rules may be amended by management after specific notice, and are effective either upon homeowner consent or upon at least six months’ written notice if there is no homeowner consent (Civil Code Section 798.25). However, rules and regulations regarding recreational facilities may be amended without homeowner consent after 60-day written notice (Civil Code Section 798.25).
- b. Subletting, Guests and Renting to Roommates:** There are both rights and restrictions in the MRL for both homeowners and park management regarding these issues. For management and homeowner rights and obligations related to subletting, see Civil Code Section 798.23.5. For homeowner and management rights related to guests and live-in care providers, see Civil Code Section 798.34. Additional requirements may be provided in the rental agreement and park rules.
- c. Pets:** A homeowner (not a tenant-resident) has a right to at least one pet in the park, subject to certain reasonable requirements in the park rental agreement or rules (Civil Code Section 798.33). This provision does not apply to service animals or comfort animals, which are subject to fair housing laws.
- d. Homeowner Improvements and Alterations:** Homeowners generally cannot make improvements to their lots or homes without compliance with the lease, park rules and park regulations (including park approval). See Title 25, California Code of Regulations, Section 1032. Compliance with state and local laws (including obtaining permits from HCD for improvements to a home, or from HCD or other local agencies for park space improvements such as decks) is also required. Special rules apply to accommodations for persons with disabilities (Civil Code Section 798.29.6).
- e. General Park Rule and Regulation Requirements:** The MRL has many specific requirements regarding park rental agreements and rules. For more

information, see examples such as Civil Code Sections 798.23 through 798.29.6, Section 798.37.5 (maintenance of trees and driveways), Sections 798.50 through 798.53 (homeowner communications and meetings); and Section 798.76 (residency age requirements).

- f. **Management Enforcement of Rules and Regulations:** The MRL regulates the park management's enforcement of park rules and regulations. For more information, see Civil Code Section 798.26 (allowable management entry without tenant consent), Section 798.28.5 (vehicle removal), Section 798.36 (maintenance or clean-up of space and fees), Section 798.56 (authorized reasons for eviction), and Section 798.88 (injunctions for violations of park rules).

## **6. Mobilehome Park Common Area Facilities and Meetings**

- a. **Hours of Use:** Common area facilities such as laundry rooms, swimming pools, and community rooms must be open or available to homeowners and tenants at all reasonable hours and the hours of use must be posted at the facility (Civil Code Section 798.24).
- b. **Resident Meetings:** Both homeowners and residents have rights to meet in the park, subject to reasonable rules, including inviting public officials or mobilehome owner organizations to meet. They may not be charged a cleaning deposit or be required to obtain liability insurance. These and other requirements and restrictions are found in Civil Code Section 798.51.
- c. **Management Meetings with Residents:** Residents may require management to meet with them on specific subjects and after appropriate notice (Civil Code Section 798.53).

## **7. Mobilehome Park Rents**

- a. **Rent Control:** State law does not regulate the amounts of rent that can be charged to a homeowner for rent in a mobilehome park. Approximately 100 cities and counties in California have some type of rent control or rent stabilization ordinance. These ordinances restrict the amount of rent increases that can be required, and some limit the initial rent that can be charged. See Civil Code Sections 798.17(a) and 1947.8.
- b. **Rent Control Exemptions:** A mobilehome park space shall be exempt from rent control if the space was newly constructed and initially held out for rent after January 1, 1990 (Civil Code Section 798.45). With certain specified exceptions, the mobilehome space is also exempt if it is not a principal residence of the homeowner and the homeowner has not rented the mobilehome to another party (Civil Code Section 798.21).

- c. **Exemption by Long-Term Lease:** Even in a rent control jurisdiction, certain leases shall be exempt from rent control. Such leases must meet certain criteria (e.g., exceed 12 months' duration). For more information, see Civil Code Section 798.17.
- d. **Rent Increases:** Management must provide at least a 90-day written notice of any increase in rent (Civil Code Section 798.30).

## **8. Mobilehome Park Fees and Charges**

- a. **What Fees Can Be Charged by a Park Owner?** Park management is authorized to charge a homeowner only certain specified fees for utilities and incidental reasonable charges for services actually rendered (Civil Code Section 798.31). Management is not authorized to charge a fee for services rendered if: (1) those services are not mentioned in the rental agreement; and (2) the homeowner did not receive 60 days' advance written notice before being charged. See Civil Code Section 798.32(a). Various other fees and charges are permitted, restricted, or subject to special rules; these may deal with number of family members, enforcement of park rules, landscaping and maintenance charges, and other issues (Civil Code Sections 798.30 through 798.39.5).
- b. **Government Fees:** With some exceptions, park management in rent control jurisdictions may charge or "pass-through" specified government fees, assessments, or charges. See Civil Code Section 798.49.
- c. **Fees for Pets:** Management is not authorized to charge a fee for keeping a pet in the park unless the management provides special facilities or services for pets. See Civil Code Section 798.33(b). Special rules may apply to service animals or comfort animals, which are permitted by fair housing laws.
- d. **Security Deposits:** On or before initial occupancy, the park management may charge up to two months' rent as a security deposit and must return it upon written request after 12 consecutive months of the homeowner's prompt payment of rent, utilities, and reasonable service charges. See Civil Code Section 798.39 for this and other rights and obligations related to security deposits.

## **9. Ending the Tenancy (Voluntary)**

- a. **Notice to Vacate:** A homeowner must provide park management with at least 60 days' prior written notice to terminate a rental agreement (Civil Code Section 798.59).

- b. Advertising Sales for Mobilehomes Remaining in the Park:** Homeowners and park management have a variety of rights and obligations regarding advertising and sales of mobilehomes staying in a park (Civil Code Sections 798.70 through 798.72).
- c. Mandating Removal of a Mobilehome Upon Sale:** Park management cannot mandate removal of a mobilehome upon sale except based on specific conditions listed in Civil Code Section 798.73.
- d. Mandating Repairs or Improvements of a Mobilehome Remaining in a Park:** Civil Code Section 798.73.5 lists the only conditions under which park management may require repairs or improvements to a mobilehome that will remain in the park after it is sold or transferred.
- e. Mobilehome Transfer Requirements:** The transfer or sale of a mobilehome requires certain disclosures, such as the Manufactured Home and Mobilehome Transfer Disclosure Statement. See Civil Code Section 798.74.4. It is illegal to sell or offer for sale a mobilehome containing structural, fire safety, plumbing, heat-providing, or electrical systems and equipment unless they meet HCD requirements (Health and Safety Code Section 18025). Transfers of ownership should be reported to HCD's Registration and Titling Program. See Health and Safety Code Section 18100.5.

## **10. Termination of Tenancy by Park (Involuntary)**

- a. Grounds for Termination/Eviction:** The MRL provides for seven unique and specific grounds for eviction and specified notice requirements for the termination of mobilehome park tenancies for homeowners in Civil Code Section 798.56 and another prohibition in Civil Code Section 798.58. Park management may not terminate or refuse to renew a homeowner's tenancy, except for one of the reasons specified in Civil Code Section 798.56 and only after complying with specific notice requirements in Civil Code Sections 798.55, 798.56a, and 798.57. Termination is not allowed to make space for a park owner's buyer or renter (Civil Code Section 798.58).
- b. What Are the Protections?** The MRL's "just cause" eviction provisions in Civil Code Section 798.56 only apply to homeowners who rent their lots. Tenants who rent their mobilehomes are subject to conventional landlord-tenant law (commencing with Civil Code Section 1940) unless the tenant's rental agreement provides otherwise.
- c. Legal Assistance:** Legal services organizations, private attorneys and attorneys working with mobilehome park resident associations may be available to represent homeowners and tenants where an eviction is started. Small Claims Advisors in many courthouses also can provide helpful assistance if a

homeowner or tenant is not represented by an attorney and needs assistance with the eviction papers.

## **11. Eviction Laws and Procedures**

- a. Management Eviction Requirements:** All rights and court hearings related to other evictions (called “unlawful detainers”) are provided for park management, homeowners and park tenants (Civil Code Section 798.60). If the homeowner/tenant does not vacate the premises after service of the proper 60-day notice to vacate, the park management must bring an unlawful detainer lawsuit against the homeowner (Civil Code Section 798.60; Code of Civil Procedure Sections 1159 through 1179a).
- b. Homeowner/Tenant Requirements:** The homeowner/tenant must file an “answer” in the same court where the unlawful detainer was filed in order to contest the grounds for eviction or make any other necessary statement(s). See Code of Civil Procedure Sections 1169 and 1170.
- c. Court Hearing:** In court, the park management must prove the specific grounds it claims justify the eviction (Civil Code Section 798.56). The homeowner/tenant will have the opportunity to provide his or her side of the story.
- d. If Management Prevails with the Unlawful Detainer:** A successful unlawful detainer results in a judgment for possession, under which the sheriff will remove the mobilehome occupants. The sheriff will remove the occupants of the home even if the park does not own the mobilehome. If rent is owed, the evicting party may also receive a judgment for that amount, which can be collected in various ways.

## **12. After Eviction: Execution of Judgment and Lien Enforcement**

- a. Post-Eviction Abandonment:** If the homeowner leaves the mobilehome on the park lot, management is not permitted to merely take over the mobilehome and rent it to someone else or remove it unless certain procedures are followed. See Code of Civil Procedure Sections 699.010 through 701.830.
- b. Warehouse Lien:** A homeowner may lose all rights to the mobilehome due to a warehouse lien (WHL). A WHL is one way for park management to recover monies owed to it or obtain title to the mobilehome after an eviction of the homeowner or a voluntary abandonment of the home by the homeowner after a termination notice has been served. The homeowner and any lenders with liens have specific rights and obligations under Civil Code Section 798.56a. If they choose not to exercise those rights and obligations, park management may either remove the mobilehome from the premises and place it in storage or store



it onsite. If the mobilehome is stored, park management can claim a WHL for storage, utilities, unpaid maintenance charges, and any costs of dismantling and removing the mobilehome. It then may order a lien sale in accordance with specified laws. For more information, see Civil Code Section 798.56a, subdivision (e).

- c. Enforcement of Money Judgments:** If the judge orders the evicted homeowner to pay past rent, the park may seize and sell the mobilehome (if the homeowner or lender has not removed the mobilehome from the premises). This is done with a writ of execution and notice of levy that will be served on the homeowner. See Code of Civil Procedure Sections 699.010 through 701.830.
- d. Prohibition Against Acquiring Lien or Security Interest in a Mobilehome:** The park management cannot acquire a lien or security interest in a mobilehome that is located in the park unless that lien or security interest: 1) arises from the park's enforcement of a judgment against the homeowner; or 2) is mutually agreed upon by both the homeowner and the park (Civil Code Section 798.38).
- e. Judicial Declaration of Abandonment:** If park management determines that a mobilehome has been abandoned, it may file a petition in court for a judicial declaration of abandonment. If the court awards a judgment of abandonment, the park may: 1) conduct a public sale of the abandoned mobilehome, its contents, or both; or 2) sell or otherwise dispose of the abandoned mobilehome. For more information on this abandonment process, see Civil Code Section 798.61.

### **13. Court Enforcement of Homeowner and Park Management Responsibilities**

#### **a. By Homeowners:**

- 1) Public Nuisances and Abatement:** A "public nuisance" includes: 1) park management's substantial failure to provide and properly maintain physical improvements in the common facilities; and 2) the substantial violation of a mobilehome park rule. Specific notice is required to park management prior to filing a lawsuit. The remedies are civil action or abatement. For more information, including notice requirements, see Civil Code Sections 798.84 and 798.87.
- 2) Management Penalty for Willful Violations:** If a homeowner or former homeowner is the prevailing party in a civil lawsuit (including a small claims court action), the judge may award up to \$2,000 for each of the park's willful violations of the MRL. The homeowner or former homeowner may be awarded this statutory penalty or punitive damages in addition to any damages the law allows (Civil Code Section 798.86).

- 3) Other Legal Protections:** A homeowner may sue for damages or injunctive relief, (e.g., orders to repair) for management violations of tenant rights not specifically covered by the MRL. For example, Civil Code Section 1942.5 provides protections against landlord retaliation. In cases of discrimination or a failure to provide reasonable accommodation, state and federal fair housing laws provide legal remedies (e.g., lawsuits for damages, protective orders).
- b. By Resident-Tenants for Park Management Violations:** A resident-tenant with a viable complaint about a violation of MRL provisions by park management may file a lawsuit under the MRL. The prevailing party is entitled to attorney's fees under Civil Code Section 798.85.
- c. By Resident-Tenants for Mobilehome Owner Violations:** A resident-tenant may enforce against the mobilehome owner renting the home all the rights of other types of tenants found in Civil Code Sections 1940 through 1997.270. Discrimination or failure to provide reasonable accommodation is governed by state and federal fair housing laws.
- d. Management Lawsuits Against Homeowners for Violation of Park Rules:**
- 1) Eviction:** Park management may terminate a park tenancy and/or file an eviction action against a homeowner who is violating the park rules and regulations. The violations must be proven in court.
- 2) Injunction for Violation of Park Rules:** Park management may sue for a court injunction to stop any homeowner or resident-tenant from violating a reasonable park rule or regulation (Civil Code Section 798.88). As part of the lawsuit, the law allows the park to also obtain a temporary restraining order following specified procedures. See Civil Code Section 798.88, paragraphs (b) and (c). Both park management and the homeowner or tenant can either represent themselves or appear with lawyers. See Civil Code Section 798.88, paragraph (f).
- e. Attorney's Fees and Costs:** In an action under the MRL, the prevailing party is entitled to reasonable attorney's fees and costs. A party is "prevailing" if the court rules in that party's favor, or if the action is dismissed in the party's favor either before or during trial. The parties may come to a different agreement, however, as part of the settlement or compromise (Civil Code Section 798.85).
- f. Arbitration of Disputes:** A park rule or regulation is void and unenforceable if: (1) it aims to deny homeowners their right to a jury trial or mandate binding arbitration of any dispute between the park and homeowners; (2) it is unilaterally adopted by the park management; and (3) it is implemented without the homeowners' consent (Civil Code Section 798.25.5). If a lease contains an arbitration agreement, the homeowner can consult legal counsel in order to determine if the arbitration agreement meets legal requirements.

#### **14. Additional Laws Related to Mobilehome Parks and Mobilehomes**

In addition to the MRL, the following laws and government agencies relate to mobilehomes and mobilehome parks:

- a. **The Mobilehome Parks Act:** This law, commencing with Section 18200 of the Health and Safety Code, regulates construction, maintenance, occupancy, use, design and operation of mobilehome parks. Regulations interpreting this Act are located in Title 25, California Code of Regulations, commencing with Section 1000, and also include guidance on what is a substandard mobilehome, recreational vehicle, or other structures on a lot or in a park.
- b. **The Special Occupancy (Recreational Vehicle) Parks Act:** This law, commencing with Section 18860 of the Health and Safety Code, regulates the use of recreational vehicle parks, including construction, maintenance, occupancy, use, design and operation of recreational vehicle parks. The regulations interpreting this Act are found in Title 25, California Code of Regulations, commencing with Section 2000.
- c. **The Manufactured Housing Act of 1980:** This law, commencing with Section 18000 of the Health and Safety Code, regulates standards for mobilehomes, manufactured homes and commercial modulars, their equipment and installation, sales and escrows, and registration and titling.
- d. **Other Health and Safety Agencies:** Mobilehome park residents can contact: the county health department for issues about water quality and other health issues; or the local police or sheriff's department about other violations of laws.

#### **15. Glossary**

- a. **Comfort animal** is an animal also known as "assistance animal", "companion animal" or "emotional support animal", but is not a "service animal". It provides a form of therapy to a person with a verified psychiatric or mental disability. Two sources of additional information are found at [http://portal.hud.gov/hudportal/documents/huddoc?id=servanimals\\_ntcfheo2013-01.pdf](http://portal.hud.gov/hudportal/documents/huddoc?id=servanimals_ntcfheo2013-01.pdf)
- b. **Guest** is a person described by Civil Code Section 798.34(a) who is not required to register with management and stays no longer than 20 consecutive days or a total of 30 days in a calendar year.
- c. **HCD** is the California Department of Housing and Community Development, which establishes rules for and directly enforces laws related to mobilehome construction, occupancy, sales, and registration and titling; and establishes rules

for and directly or indirectly enforces laws related to the construction, maintenance and operation of mobilehome parks. For more information, see the applicable programs listed under <http://www.hcd.ca.gov/manufactured-mobile-home/index.shtml>.

- d. **Homeowner** is a person who is renting a space in a mobilehome park with a rental agreement with park management (Civil Code Sections 798.8 and 798.9).
- e. **Manufactured home** is defined at Health and Safety Code Section 18007. For the purposes of the MRL, it means the same as “mobilehome”, except that it is always registered with HCD. A manufactured home may have one or more sections, and may be one or more stories high. It also includes a “multifamily manufactured home”, such as a duplex or triplex, which may be placed in a mobilehome park. It may also include certain recreational vehicles if the unit meets the requirements of paragraph (b) of Civil Code Section 798.3. Manufactured homes must meet certain HUD (or federal) construction and maintenance standards, and are always registered with and inspected by HCD. See Health and Safety Code Sections 18025, 18026, and 18029.
- f. **Mobilehome** means the same as “manufactured home”, as defined by Civil Code Section 798.3. However, it may be registered with either HCD or the Department of Motor Vehicles.
- g. **Mobilehome Park**, as defined by Civil Code Section 798.4, is an area of land where two or more mobilehome sites are rented or held out for rent, for mobilehomes, as defined by Civil Code Section 798.3.
- h. **Ombudsman** is the HCD resource established pursuant to Sections 18150 through 18153 of the Health and Safety Code designed to provide assistance to residents and owners of manufactured homes and mobilehomes.
- i. **Park Trailer or Park Model** is a recreational vehicle, as defined by Section 18009.3 of the Health and Safety Code, designed for human habitation for recreational or seasonal use only, with additional standards in Sections 18033 and 18033.1 of the Health and Safety Code. While it may look like a small mobilehome, it is built to recreational vehicle construction standards prescribed by Section 18027.3 of the Health and Safety Code.
- j. **Recreational Vehicle** is a vehicle licensed by the Department of Motor Vehicles, as defined by Health and Safety Code Section 18010, designed for human habitation for recreational, emergency or other occupancy and meeting specified standards. Notwithstanding the definition in Health and Safety Code Section 18010, Civil Code Section 798.3(b) precludes the use of motor homes, truck campers, and camping trailers for residential purposes on a mobilehome lot unless the site was occupied by a recreational vehicle on or before November 15, 1992. All recreational vehicles are allowed by Civil Code Section 798.22 in

mobilehome parks developed after January 1, 1982, if they are in specifically designed areas for recreational vehicles within the park.

- k. **Resident** is a homeowner or other person who legally occupies a mobilehome in a mobilehome park. See Civil Code Section 798.11.
- l. **Roommate** is either a person described by Civil Code Section 798.34(b) or is an additional resident, other than a family member, required to register with park management or be added to a rental agreement.
- m. **Service animal** is a dog that has been individually trained to perform tasks for a person with a disability, which are directly related to that disability. Two sources of additional information are located at:  
[http://portal.hud.gov/hudportal/documents/huddoc?id=servanimals\\_ntcfheo2013-01.pdf](http://portal.hud.gov/hudportal/documents/huddoc?id=servanimals_ntcfheo2013-01.pdf) and [https://www.ada.gov/regs2010/service\\_animal\\_ga.html](https://www.ada.gov/regs2010/service_animal_ga.html).
- n. **Subletting** is the act of a homeowner renting his or her home that serves as the homeowner's primary residence to another person. The rights and requirements related to subletting in a mobilehome park are specified in Civil Code Section 798.23.5.
- o. **Tenant** is a person who rents a mobilehome from either the owner of the mobilehome or the mobilehome park management.

## **16. Additional Resources**

- a. For information on the State's requirements for operating and maintaining a mobilehome park, visit HCD's mobilehome parks website (this includes all the Mobilehome Parks and Special Occupancy Parks Act laws and regulations):  
<http://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-parks/index.shtml>.
- b. For information about the standards required for mobilehomes, visit HCD's website on manufactured housing standards at: <http://www.hcd.ca.gov/building-standards/manufactured-modular-factory-built/index.shtml>
- c. For information regarding a mobilehome owner's rights and obligations related to registration and titling of a manufactured home, visit HCD's registration and titling website at: <http://www.hcd.ca.gov/manufactured-mobile-home/registration-titling/index.shtml> or email to [ContactRT@hcd.ca.gov](mailto:ContactRT@hcd.ca.gov) or call (800) 952-8356.

- d.** For information about a buyer’s or seller’s rights when buying or selling a manufactured home, visit HCD’s website on dealers and sales at: <http://www.hcd.ca.gov/manufactured-mobile-home/licensing-certification/index.shtml> or contact the Mobilehome Assistance Center at (800) 952-5275.
- e.** For information on how to file a complaint with the Mobilehome Ombudsman or obtain appropriate referrals, see HCD’s Mobilehome Assistance Center website at: <http://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-ombudsman/index.shtml> , call (800) 952-5275 or send an email to [MHassistance@hcd.ca.gov](mailto:MHassistance@hcd.ca.gov).
- f.** For more information about the MRL, including a “Frequently Asked Questions” section, which is published by the Senate Select Committee on Manufactured Home Committees, visit: <http://mobilehomes.senate.ca.gov/publications>.
- g.** For more information about state laws and remedies related to illegal discrimination, see the Department of Fair Employment and Housing website at <http://www.dfeh.ca.gov/>
- h.** For more information about general tenant-landlord rights and responsibilities, and how to deal with eviction notices and lawsuits, visit the tenant-landlord guide issued by the Department of Consumer Affairs at: <http://www.dca.ca.gov/publications/landlordbook/index.shtml>.
- i.** For information regarding the Golden State Manufactured Home Owners League, representing many mobilehome park residents, visit: <http://www.gsmol.org/>.