



STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES
AND HOUSING AGENCY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

MOBILEHOME PARK MAINTENANCE (MPM) INSPECTION
TASK FORCE
MEMBER'S BRIEFING PAPER

ATTACHMENT II

**Mobilehome Residency Law Protection Program (MRLPP)
Program Information**

July 2020 – December 2020

Gustavo Velasquez, Director

February 26, 2021

California Department of Housing and Community Development
Division of Codes and Standards
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I. OVERVIEW

Pursuant to HSC section 18805(c), the California Department of Housing and Community Development (HCD) shall report the following information to the taskforce (convened pursuant to HSC section 18400.3):

- The amount of registration fees collected pursuant to HSC section 18804 and the amount expended on the program.
- The total number of complaint allegations received, the total number of complaint allegations processed, and the total number of complaint allegations referred to another enforcement agency or to a nonprofit legal services provider.
- The type of complaint allegations received.

HCD shall not arbitrate, mediate, negotiate, or provide legal advice in connection with mobilehome park rent disputes, lease or rental agreements, or disputes arising from lease or rental agreements, but may provide information on these issues to the complaining party, management, or other responsible party (HSC section 18802(c)).

II. REVENUE AND EXPENDITURES

Total Revenue: \$4,592,990

Total Expenditures: \$1,264,583

NOTE:

- Began collecting revenue January 1, 2019.
- Spending authority began July 1, 2019.
- The expenditure amount includes estimated expenses for fiscal year 2020-21 so far. Final expenditure amount may change.

III. PROGRAM ACTIVITY

- A. The total number of complaint allegations received, the total number of complaint allegations processed, and the total number of complaint allegations referred to another enforcement agency or to a nonprofit legal services provider (LSP).

	Number of Allegations
Total complaint allegations received	1,117
Total complaint allegations processed	384
Total complaint allegations referred to another enforcement agency or to a nonprofit legal services provider.	18

B. The type of complaint allegations received.

<i>Mobilehome Residency Law (MRL) Section</i>	Number of Allegations
ARTICLE 2 – RENTAL AGREEMENT	
798.15 In-Writing and Required Contents	123
798.16 Inclusion of Other Provisions	5
798.17 Rental Agreements Exempt from Rent Control	13
798.18 Length of Agreement; Comparable Monthly Terms	18
798.19 No Waiver of Chapter 2.5 Rights	4
798.19.5 Park Owner Right of First Refusal to Purchase Home	3
798.20 No Private Club Discrimination	6
798.21 Not Principal Residence - Rent Control Exempt	2
798.22 Recreational Vehicles in Parks – Designated Areas	1
ARTICLE 3 – RULES AND REGULATIONS	
798.23 Application to Park Owners and Employees	45
798.23.5 Subleasing	16
798.24 Posting of Common Area Facility Hours	15
798.25 Amendments to Rules and Regulations – Notice	79
798.25.5 Void and Unenforceable Rules or Regulations	24
798.26 Management Entry into Mobilehomes	20
798.27 Notice of Zoning or Use Permit and Duration of Lease	1
798.28 Disclosure of Park Owner’s Name	9
798.28.5 Vehicle Removal from Park	6
798.29 Notice of Mobilehome Ombudsman	4
798.29.6 Installation of Accommodations for the Disabled	4
ARTICLE 3.5 – FEES AND CHARGES	
798.30 Notice of Rent Increase	49
798.31 Authorized Fees Charged	47

MRL Section	Number of Allegations
798.32 Fees Charged for Unlisted Services Without Notice	37
798.33 Pets	10
798.34 Guest and Live-In Care Providers	23
798.35 Members of Immediate Family - No Fees	9
798.36 Enforcement of Park Rules	22
798.37 Entry, Hookup, Landscaping and Maintenance Charges	14
798.37.5 Trees and Driveways	52
798.38 No Lien/Security Interest Except by Mutual Agreement	2
798.39 Security Deposits	3
798.40 Utility Service Billing; Rate Schedule	55
798.41 Utilities Separately Billed - Reduced from Rent	39
798.42 Notice of Utility Interruption	12
798.43 Disclosure of Common Area Utility Charges	2
798.43.1 California Alternate Rates for Energy Program (CARE)	4
ARTICLE 4.5 – RENT CONTROL	
798.49 Government Fees and Assessments That Are Exempt	2
ARTICLE 5 - HOMEOWNER COMMUNICATIONS AND MEETINGS	
798.50 Legislative Intent	2
798.51 Right to Assemble, Meet, Canvass, Petition, Invite Speakers	7
798.52 Injunctive Action to Enforce Rights	1
ARTICLE 5.5 – HOMEOWNERS MEETINGS WITH MANAGEMENT	
798.53 Management Meetings with Residents	31
ARTICLE 6 – TERMINATION OF TENANCY	
798.55 Legislative Intent; Termination for Cause; 60-Day Notice	13
798.56 Seven Authorized Reasons for Termination of Tenancy	90
798.56a Notice Requirement of Legal Owner/Junior Lienholder	2
798.57 Statement of Reasons in Notice	4

MRL Section	Number of Allegations
798.58 No Termination to Make Space for Park Owner's Buyer	1
798.59 60-Day Notice by Resident of Termination	2
798.61 Abandoned Mobilehomes – Procedures	2
ARTICLE 7 – TRANSFER OF MOBILEHOME OR MOBILEHOME PARK	
798.70 “For Sale” Signs	4
798.71 Management Showing or Listing – Prohibitions	11
798.72 No Transfer or Selling Fee	3
798.73 Removal of Mobilehome Upon Sale to Third Party	7
798.73.5 Home Upgrades on Resale	18
798.74 Management Approval of Buyer; Credit Rating Refund	17
798.74.4 Mobilehome Resale Disclosure to New Buyer	2
798.74.5 Rent Disclosure to Prospective Homeowners	2
798.75 Rental Agreement Required for Park Occupancy	18
798.76 Senior-Only Restrictions	7
798.78 Rights of Heir or Joint Tenant of Owner	8
798.80 Sale of Park – Notice by Management	9
798.81 Listing or Sales – Prohibitions	2
798.83 Homeowner Repair of the Space	2
ARTICLE 8 – ACTIONS, PROCEEDINGS, AND PENALTIES	
798.84 Notice of Lawsuit for Failure to Maintain	18
798.85 Attorney's Fees and Costs	1
798.86 Management Penalty for Willful Violation	3
798.87 Public Nuisances and Abatement	29
798.88 Injunction for Violation of Park Rules	3

Non-MRL Allegations	Number of Allegations
Referral to Department of Fair Employment and Housing - allegations involving housing discrimination.	7
Referral to a local law enforcement - allegations involving criminal activity.	5
Referral to a local agency - allegations involving any local government ordinance, including but not limited to, a land use and zoning law or rent stabilization ordinance.	4
Referral to another enforcement agency	2

NOTES:

- HCD does not have attorneys reviewing the complaints. Allegations that may apply to the complaint are captured in this report. If HCD refers the complaint to a non-profit legal service provider (LSP), the LSP will provide a legal evaluation of the allegations.
- A complaint may have more than one alleged violation of more than one MRL section so these numbers will not add up to the total number of complaints.
- The information is subject to change as more information is gathered about the complaint.
- HCD has closed out approximately 255 inquires or complaints not captured above. These include but are not limited to questions regarding MRLPP fees, complaints with insufficient complaint or contact information, non-MRL civil matters, and health and safety complaints. The program staff provided local community resources information as appropriate.
- Approximately 134 complaints received contained possible occupation licensing and/or health and safety violations. Allegations were referred to the appropriate program for further evaluation.
- LSP contracts are currently being routed for approval and signatures.