



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**

January – June 2020

Gustavo Velasquez, Director

September 3, 2020

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.

The first official report out will occur at the first taskforce meeting in 2021 and will report on data collected from July 1, 2020, through December 31, 2020.

This initial report consists of preliminary MRLPP information as of August 21, 2020.

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

Fiscal Year (FY)	Total Revenue	Total Expenditures	Comments
FY2018-2019	\$960,110.00		Began collecting revenue January 1, 2019.
FY2019-2020	\$2,559,060.00	(\$275,434.00)	Spending authority began July 1, 2019. The fiscal year has not been closed by Accounting and the final amount may change.
FY2020-2021	\$ 231,170.00	(\$61,469.00)	Current fiscal year.
TOTAL	\$3,750,340.00	(\$336,903.00)	

NOTE: The state fiscal year runs from July 1 to June 30.

III. PROGRAM ACTIVITY

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.

	Number of Complaints
Complaint allegations received	364
Complaint allegations processed	*
Complaint allegations referred to another enforcement agency or to a nonprofit legal services provider.	*

*= will be reported during the next report out.

The type of complaint allegations received.

For the complaints received so far, below is a list of Mobilehome Residency Law (MRL) sections where an alleged violation may have occurred.

MRL Section	Number of Complaints
ARTICLE 2 – RENTAL AGREEMENT	
798.15 In-Writing and Required Contents	39
798.16 Inclusion of Other Provisions	3
798.17 Rental Agreements Exempt from Rent Control	12
798.18 Length of Agreement; Comparable Monthly Terms	11
798.19 No Waiver of Chapter 2.5 Rights	1
798.19.5 Park Owner Right of First Refusal to Purchase Home	2
798.20 No Private Club Discrimination	6
798.22 Recreational Vehicles in Parks – Designated Areas	1
ARTICLE 3 – RULES AND REGULATIONS	
798.23 Application to Park Owners and Employees	7
798.23.5 Subleasing	4
798.24 Posting of Common Area Facility Hours	7
798.25 Amendments to Rules and Regulations – Notice	36
798.25.5 Void and Unenforceable Rules or Regulations	9
798.26 Management Entry into Mobilehomes	8
798.28 Disclosure of Park Owner’s Name	2
798.28.5 Vehicle Removal from Park	1
798.29 Notice of Mobilehome Ombudsman	1
ARTICLE 3.5 – FEES AND CHARGES	
798.30 Notice of Rent Increase	25
798.31 Authorized Fees Charged	17

MRL Section	Number of Complaints
798.32 Fees Charged for Unlisted Services Without Notice	19
798.33 Pets	3
798.34 Guest and Live-In Care Providers	7
798.35 Members of Immediate Family - No Fees	4
798.36 Enforcement of Park Rules	8
798.37 Entry, Hookup, Landscaping and Maintenance Charges	7
798.37.5 Trees and Driveways	18
798.38 No Lien/Security Interest Except by Mutual Agreement	2
798.39 Security Deposits	1
798.40 Utility Service Billing; Rate Schedule	14
798.41 Utilities Separately Billed - Reduced from Rent	17
798.42 Notice of Utility Interruption	8
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	1
798.51 Right to Assemble, Meet, Canvass, Petition, Invite Speakers	4
798.52 Injunctive Action to Enforce Rights	1
ARTICLE 5.5 – HOMEOWNERS MEETINGS WITH MANAGEMENT	
798.53 Management Meetings with Residents	14
ARTICLE 6 – TERMINATION OF TENANCY	
789.55 Legislative Intent; Termination for Cause; 60-Day Notice	5
798.56 Seven Authorized Reasons for Termination of Tenancy	39
798.56a Notice Requirement of Legal Owner/Junior Lienholder	1
798.59 60-Day Notice by Resident of Termination	1
798.61 Abandoned Mobilehomes – Procedures	2
ARTICLE 7 – TRANSFER OF MOBILEHOME OR MOBILEHOME PARK	
798.70 “For Sale” Signs	1
798.71 Management Showing or Listing – Prohibitions	7
798.72 No Transfer or Selling Fee	1
798.73 Removal of Mobilehome Upon Sale to Third Party	2
798.73.5 Home Upgrades on Resale	5
798.74 Management Approval of Buyer; Credit Rating Refund	7
798.74.5 Rent Disclosure to Prospective Homeowners	1
798.75 Rental Agreement Required for Park Occupancy	3
798.76 Senior-Only Restrictions	3
798.78 Rights of Heir or Joint Tenant of Owner	3

798.81 Listing or Sales – Prohibitions	2
798.83 Homeowner Repair of the Space	1
ARTICLE 8 – ACTIONS, PROCEEDINGS, AND PENALTIES	
798.84 Notice of Lawsuit for Failure to Maintain	5
798.86 Management Penalty for Willful Violation	3
798.87 Public Nuisances and Abatement	11
798.88 Injunction for Violation of Park Rules	4

NOTES:

- The information is subject to change as more information is gathered about the complaint.
- 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.