

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

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[HCD Website: www.hcd.ca.gov](http://www.hcd.ca.gov)



January 6, 2025

NOTICE OF PROPOSED EMERGENCY ACTION

SUBJECT: Readoption of Emergency Regulations – Mobilehome Residency Law Protection Program Legal Services Providers Selection Procedures

The California Department of Housing and Community Development (HCD) proposes to readopt for an additional 90-day period the emergency regulations that amend the Mobilehome Residency Law Protection Program (MRLPP or Program) regulations in California Code of Regulations, title 25, division 1, chapter 3.5. The intent of the Program is to provide mobilehome homeowners an additional avenue to enforce violations of the Mobilehome Residency Law, which governs the landlord tenant relationship between mobilehome park residents and park owners and may relate to rental agreements, rent control, and/or termination of tenancy. These emergency regulations create and implement procedures for selecting and executing nonprofit legal services provider (LSP) contracts to which HCD refers MRLPP complaints for possible enforcement action. This readoption action is necessary to execute LSP contracts in a timely manner to minimize loss of service and to comply with statutory requirements of the Mobilehome Residency Law Protection Act to refer complaints to contracted nonprofit LSPs.

[Government Code section 11346.1\(a\)\(2\)](#) requires that a notice of the proposed emergency action be provided to every person who has filed a request for notice of regulatory action with the agency. The agency must provide this notice at least five working days prior to submission of the proposed emergency action to the Office of Administrative Law (OAL). After receiving the proposed emergency readoption submission and posting notice of the submission on its website, OAL shall allow interested persons five calendar days to submit comments on the proposed emergency regulations as set forth in [Government Code section 11349.6](#).

EFFECTIVE DATE

The proposed emergency regulations will be filed with the OAL at least five (5) days after issuance of this notice. Upon filing, OAL will have ten (10) calendar days within which to review and decide whether to accept the proposed emergency regulations. Upon posting notice of the filing on its website, OAL shall allow interested persons five (5) calendar days to submit comments on the proposed emergency regulations. Comments should be submitted directly to OAL. If approved, OAL will file the readopted emergency regulations with the Secretary of State, and the readopted emergency regulations become effective for an additional ninety (90) days.

HCD anticipates the proposed readoption of the emergency regulations may become effective as early as February 11, 2025, upon OAL approval, and if approved will extend the effective date of the existing emergency regulations by 90 days. No changes were made to the current emergency regulations for the readoption process.

PERMANENT REGULATIONS

[Assembly Bill \(AB\) 318 \(Chapter 736, Statutes of 2023\)](#) deemed the adoption of these regulations to be an emergency and the emergency circumstances are unchanged since the initial adoption.

HCD is currently in the process of making these emergency regulations permanent through a certificate of compliance rulemaking action. A notice to the public was issued on December 6, 2024, which started the 45-day public comment period. This comment period is set to close on January 22, 2025. During this comment period, the public is able to provide comments regarding the proposed emergency regulations prior to them becoming final and permanent.

AVAILABILITY OF DOCUMENTS AND CONTACT PERSON

Copies of the specific regulatory language of HCD's proposed emergency readoption action and HCD's Finding of Emergency and other information, if any, may be obtained upon request from HCD at the following location or from the contact people listed below:

California Department of Housing and Community Development
Division of Codes and Standards
P.O. Box 277820
Sacramento, CA 95827-7820
Fax: (916) 263-3383

In addition, the Notice of Proposed Emergency Action, the specific language of the proposed emergency regulations, and the Finding of Emergency may be found on the HCD's website at the following address within the Current Rulemaking Activities accordion under the header labeled "MRLPP Notice of Proposed Emergency Readoption Action": <https://www.hcd.ca.gov/building-standards/title-25-rulemaking>.

Questions regarding the regulatory process or clarification on the substance of this readoption action may be directed to:

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