

ASSEMBLY BILL

No. 2120

Introduced by Assembly Member Silva

February 18, 2010

An act to amend Section 798.15 of the Civil Code, relating to mobilehomes.

LEGISLATIVE COUNSEL'S DIGEST

AB 2120, as introduced, Silva. Mobilehome parks.

The Mobilehome Residency Law governs the terms and conditions of residency in mobilehome parks. Existing law requires the management of a mobilehome park to provide all homeowners with a copy of the Mobilehome Residency Law by February 1 of each year, if a significant change was made in those provisions by legislation enacted in the prior year.

This bill would delete that requirement.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 798.15 of the Civil Code is amended to
- 2 read:
- 3 798.15. The rental agreement shall be in writing and shall
- 4 contain, in addition to the provisions otherwise required by law to
- 5 be included, all of the following:
- 6 (a) The term of the tenancy and the rent therefor.
- 7 (b) The rules and regulations of the park.

1 (c) A copy of the text of this chapter shall be attached as an
2 exhibit and shall be incorporated into the rental agreement by
3 reference. ~~Management shall provide all homeowners with a copy~~
4 ~~of this chapter prior to February 1 of each year, if a significant~~
5 ~~change was made in the chapter by legislation enacted in the prior~~
6 ~~year.~~

7 (d) A provision specifying that (1) it is the responsibility of the
8 management to provide and maintain physical improvements in
9 the common facilities in good working order and condition and
10 (2) with respect to a sudden or unforeseeable breakdown or
11 deterioration of these improvements, the management shall have
12 a reasonable period of time to repair the sudden or unforeseeable
13 breakdown or deterioration and bring the improvements into good
14 working order and condition after management knows or should
15 have known of the breakdown or deterioration. For purposes of
16 this subdivision, a reasonable period of time to repair a sudden or
17 unforeseeable breakdown or deterioration shall be as soon as
18 possible in situations affecting a health or safety condition, and
19 shall not exceed 30 days in any other case except where exigent
20 circumstances justify a delay.

21 (e) A description of the physical improvements to be provided
22 the homeowner during his or her tenancy.

23 (f) A provision listing those services which will be provided at
24 the time the rental agreement is executed and will continue to be
25 offered for the term of tenancy and the fees, if any, to be charged
26 for those services.

27 (g) A provision stating that management may charge a
28 reasonable fee for services relating to the maintenance of the land
29 and premises upon which a mobilehome is situated in the event
30 the homeowner fails to maintain the land or premises in accordance
31 with the rules and regulations of the park after written notification
32 to the homeowner and the failure of the homeowner to comply
33 within 14 days. The written notice shall state the specific condition
34 to be corrected and an estimate of the charges to be imposed by
35 management if the services are performed by management or its
36 agent.

37 (h) All other provisions governing the tenancy.