

AMENDED IN ASSEMBLY MARCH 22, 2010

CALIFORNIA LEGISLATURE—2009—10 REGULAR SESSION

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 amended, 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~~ *instead require management to notify all homeowners where they can obtain a copy of that law under the circumstances described above.*

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:

1 (a) The term of the tenancy and the rent therefor.

2 (b) The rules and regulations of the park.

3 (c) A copy of the text of this chapter shall be attached as an
4 exhibit and shall be incorporated into the rental agreement by
5 reference. *Management shall notify all homeowners where they*
6 *can obtain a copy of this chapter prior to February 1 of each year,*
7 *if a significant change was made in the chapter by legislation*
8 *enacted in the prior year.*

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

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

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

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

- 1 (h) All other provisions governing the tenancy.

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