

AMENDED IN ASSEMBLY APRIL 29, 2010

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 instead require management to *provide all homeowners with a copy of that law or to notify all homeowners where they can obtain a copy of that law under the circumstances described above that a change has been made in those provisions and provide a copy to the homeowner upon written request, as provided.*

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.
 8 (c) A copy of the text of this chapter shall be attached as an
 9 exhibit and shall be incorporated into the rental agreement by
 10 reference. ~~Management shall notify all homeowners where they~~
 11 ~~can obtain a copy of this chapter prior to February 1 of each year,~~
 12 ~~if a significant change was made in the chapter by legislation~~
 13 ~~enacted in the prior year. Management shall do one of the following~~
 14 ~~prior to February 1 of each year, if a significant change was made~~
 15 ~~in this chapter by legislation enacted in the prior year:~~
 16 (1) *Provide all homeowners with a copy of this chapter.*
 17 (2) *Provide written notice to all homeowners that there has*
 18 *been a change to this chapter and that they may obtain one copy*
 19 *of this chapter from management at no charge. Management must*
 20 *provide a copy within a reasonable time, not to exceed 10 days*
 21 *upon written request.*
 22 (d) A provision specifying that (1) it is the responsibility of the
 23 management to provide and maintain physical improvements in
 24 the common facilities in good working order and condition and
 25 (2) with respect to a sudden or unforeseeable breakdown or
 26 deterioration of these improvements, the management shall have
 27 a reasonable period of time to repair the sudden or unforeseeable
 28 breakdown or deterioration and bring the improvements into good
 29 working order and condition after management knows or should
 30 have known of the breakdown or deterioration. For purposes of
 31 this subdivision, a reasonable period of time to repair a sudden or
 32 unforeseeable breakdown or deterioration shall be as soon as
 33 possible in situations affecting a health or safety condition, and
 34 shall not exceed 30 days in any other case except where exigent
 35 circumstances justify a delay.
 36 (e) A description of the physical improvements to be provided
 37 the homeowner during his or her tenancy.

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

5 (g) A provision stating that management may charge a
6 reasonable fee for services relating to the maintenance of the land
7 and premises upon which a mobilehome is situated in the event
8 the homeowner fails to maintain the land or premises in accordance
9 with the rules and regulations of the park after written notification
10 to the homeowner and the failure of the homeowner to comply
11 within 14 days. The written notice shall state the specific condition
12 to be corrected and an estimate of the charges to be imposed by
13 management if the services are performed by management or its
14 agent.

15 (h) All other provisions governing the tenancy.

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