

AMENDED IN SENATE JUNE 22, 2010

AMENDED IN ASSEMBLY MAY 20, 2010

AMENDED IN ASSEMBLY APRIL 29, 2010

AMENDED IN ASSEMBLY MARCH 22, 2010

CALIFORNIA LEGISLATURE—2009—10 REGULAR SESSION

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**ASSEMBLY BILL**

**No. 2120**

**Introduced by Assembly Member Silva**

February 18, 2010

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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 that a change has been made in those provisions and provide a copy to the homeowner upon 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 do one of the following prior to  
11 February 1 of each year, if a significant change was made in this  
12 chapter by legislation enacted in the prior year:

13 (1) Provide all homeowners with a copy of this chapter.

14 (2) Provide written notice to all homeowners that there has been  
15 a change to this chapter and that they may obtain one copy of this  
16 chapter from management at no charge. Management must provide  
17 a copy within a reasonable time, not to exceed ~~10~~ 7 days upon  
18 request.

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

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

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

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

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