

Introduced by Senator Leno

February 27, 2009

An act to amend Section 798.71 of the Civil Code, relating to mobilehomes.

LEGISLATIVE COUNSEL'S DIGEST

SB 804, as introduced, Leno. Mobilehomes: sales and replacements.

Under the existing Mobilehome Residency Law, the management may not show or list for sale a manufactured home or mobilehome without first obtaining the owner's written authorization, however management may require a homeowner to advise management in writing that his or her manufactured home or mobilehome is for sale. Existing law also provides that the management may not require the selling homeowner to authorize the management or any other specified broker, dealer, or person to act as the agent in the sale of a manufactured home or mobilehome as a condition of management's approval of the buyer or prospective homeowner for residency in the park.

This bill would additionally prohibit the management from requiring a homeowner, who is replacing a mobilehome or manufactured home on a space in the park, in which he or she resides, to use a specific broker, dealer, or other person as an agent in the purchase or installation of the replacement home.

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 798.71 of the Civil Code is amended to
2 read:

1 798.71. (a) (1) The management may not show or list for sale
2 a manufactured home or mobilehome without first obtaining the
3 owner's written authorization. The authorization shall specify the
4 terms and conditions regarding the showing or listing.

5 (2) Management may require that a homeowner advise
6 management in writing that his or her manufactured home or
7 mobilehome is for sale. If management requires that a homeowner
8 advise management in writing that his or her manufactured home
9 or mobilehome is for sale, failure to comply with this requirement
10 does not invalidate a transfer.

11 (b) The management shall prohibit neither the listing nor the
12 sale of a manufactured home or mobilehome within the park by
13 the homeowner, an heir, joint tenant, or personal representative of
14 the estate who gains ownership of a manufactured home or
15 mobilehome in the mobilehome park through the death of the
16 owner of the manufactured home or mobilehome who was a
17 homeowner at the time of his or her death, or the agent of any such
18 person other than the management.

19 (c) The management shall not require the selling homeowner,
20 or an heir, joint tenant, or personal representative of the estate who
21 gains ownership of a manufactured home or mobilehome in the
22 mobilehome park through the death of the owner of the
23 manufactured home or mobilehome who was a homeowner at the
24 time of his or her death, to authorize the management or any other
25 specified broker, dealer, or person to act as the agent in the sale
26 of a manufactured home or mobilehome as a condition of resale
27 of the home in the park or of management's approval of the buyer
28 or prospective homeowner for residency in the park.

29 *(d) The management shall not require a homeowner, who is*
30 *replacing a mobilehome or manufactured home on a space in the*
31 *park, in which he or she resides, to use a specific broker, dealer,*
32 *or other person as an agent in the purchase of or installation of*
33 *the replacement home.*

34 ~~(d)~~

35 (e) Nothing in this section shall be construed as affecting the
36 provisions of the Health and Safety Code governing the licensing
37 of manufactured home or mobilehome salespersons or dealers.