

AMENDED IN ASSEMBLY MARCH 26, 2015

CALIFORNIA LEGISLATURE—2015–16 REGULAR SESSION

ASSEMBLY BILL

No. 587

Introduced by Assembly Member Chau

February 24, 2015

An act to ~~amend~~ *add* Section ~~798.15~~ of 798.58.5 to the Civil Code, to amend Sections 18092.7, 18116.1, and 18550 of the Health and Safety Code, and to amend Section 5832 of the Revenue and Taxation Code, relating to mobilehomes.

LEGISLATIVE COUNSEL'S DIGEST

AB 587, as amended, Chau. ~~Mobilehome park residencies: rental agreements.~~ *Mobilehomes: payments: nonpayment or late payments.*

(1) Existing law subjects manufactured homes or mobilehomes sold as new prior to July 1, 1980, to a vehicle license fee and requires annual payment of the fee. Existing law provides that nonpayment of certain fees and penalties, including the vehicle license fee, constitutes a lien on the manufactured home or mobilehome, and prohibits the Department of Housing and Community Development from, among other things, issuing a duplicate or new certificate of title or registration card or amending the permanent title record of the manufactured home or mobilehome that is subject of that lien.

This bill would, when a person who is not currently the registered owner of a manufactured home or mobilehome applies to the department for registration or transfer of registration of the manufactured home or mobilehome prior to December 31, 2018, and meets other specified requirements, require the department to waive all outstanding charges assessed by the department prior to the transfer of title of the manufactured home or mobilehome, release any lien imposed with

respect to those charges, issue a duplicate or new certificate of title or registration card, and amend the title record of the manufactured home or mobilehome.

(2) Existing law provides that mobilehomes and manufactured homes not subject to the vehicle license fee are subject to local property taxation, and requires the department to withhold the registration or transfer of registration of any manufactured home or mobilehome subject to local property taxation until the applicant for registration presents a tax clearance certificate or conditional tax clearance certificate issued by the tax collector of the county where the manufactured home or mobilehome is located. Existing law requires the county tax collector to issue a tax clearance certificate or conditional tax clearance certificate if specified requirements are met.

This bill would, when a person who is not currently the registered owner of a manufactured home or mobilehome subject to local property taxation applies to the department for registration or transfer of registration of the manufactured home or mobilehome prior to December 31, 2018, and meets other specified requirements, require the department to issue a conditional transfer of title. The bill would require a county tax collector to issue a tax liability certificate to a person with a conditional transfer of title who applies for the certificate prior to January 1, 2019 and pays the taxes reasonably owed from the date of sale of the manufactured home or mobilehome. By increasing the duties of county tax collectors this bill would impose a state-mandated local program.

(3) Existing law authorizes the management of a mobilehome park to terminate a tenancy for, among other things, failure of the homeowner or resident to comply with a local ordinance or state law or regulation relating to mobilehomes within a reasonable time after the homeowner receives a notice of noncompliance from the appropriate governmental agency. Under existing law, it is unlawful for any person to use or cause, or permit to be used for occupancy, any manufactured home or mobilehome that does not conform to the registration requirements of the department.

This bill would prohibit eviction from a mobilehome park for nonconformance with the registration and titling requirements of state law prior to January 1, 2017, or when an application to transfer title of a manufactured home or mobilehome pursuant to the above-described provisions is filed prior to January 1, 2019, and completed within one year of the filing date. The bill would provide that it is not unlawful

under these conditions for a park owner to permit an applicant to transfer title who is not in compliance with the registration requirements of the department to occupy a manufactured home or mobilehome. The bill would also make related and conforming changes.

(4)The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

(5)Section 2229 of the Revenue and Taxation Code requires the Legislature to reimburse local agencies annually for certain property tax revenues lost as a result of any exemption or classification of property for purposes of ad valorem property taxation.

This bill would provide that, notwithstanding Section 2229 of the Revenue and Taxation Code, no appropriation is made and the state shall not reimburse local agencies for property tax revenues lost by them pursuant to the bill.

~~The Mobilehome Residency Law governs the terms and conditions of residency in mobilehome parks and prescribes the content of a rental agreement for a tenancy. The law requires that a copy of the Mobilehome Residency Law be provided as an exhibit and incorporated into the rental agreement by reference.~~

~~This bill would make technical, nonsubstantive changes in these provisions.~~

Vote: ~~majority~~^{2/3}. Appropriation: no. Fiscal committee: ~~no~~-yes. State-mandated local program: ~~no~~-yes.

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

- 1 SECTION 1. Section 798.58.5 is added to the Civil Code, to
- 2 read:
- 3 798.58.5. Notwithstanding Section 798.56, nonconformance
- 4 with the registration and titling requirements of state law,
- 5 including, but not limited to, nonpayment or late payment of any
- 6 fees, taxes, penalties, or interest related to the ownership of a
- 7 mobilehome or manufactured home, shall not be a basis for

1 *eviction from a mobilehome park in either of the following*
2 *situations:*

3 *(a) Prior to January 1, 2017.*

4 *(b) An application to transfer title pursuant to Article 4*
5 *(commencing with Section 18098) of Chapter 8 of Part 2 of*
6 *Division 13 or subdivision (d) of Section 18116.1 of the Health*
7 *and Safety Code is filed prior to January 1, 2019, and completed*
8 *within one year of the filing date.*

9 *SEC. 2. Section 18092.7 of the Health and Safety Code is*
10 *amended to read:*

11 18092.7. (a) ~~The~~ *Except as provided in subdivision (b) and*
12 *Section 18116.1, the department shall withhold the registration or*
13 *transfer of registration of any manufactured home, mobilehome,*
14 *or floating home which is subject to local property taxation, other*
15 *than a new manufactured home, mobilehome, or floating home*
16 *for which application is being made for an original registration,*
17 *until the applicant presents a tax clearance certificate or a*
18 *conditional tax clearance certificate issued pursuant to Section*
19 *2189.8 or 5832 of the Revenue and Taxation Code by the tax*
20 *collector of the county where the manufactured home, mobilehome,*
21 *or floating home is located. Any conditional tax clearance*
22 *certificate presented shall indicate that the tax liability has been*
23 *satisfied pursuant to paragraph (3) of subdivision (m) of Section*
24 *18035.*

25 (b) *In lieu of the tax clearance certificate or conditional tax*
26 *clearance certificate required by subdivision (a), the department*
27 *may accept a certification signed by the escrow officer under*
28 *penalty of perjury that the tax collector of the county where the*
29 *manufactured home is located has failed to respond to the written*
30 *demand for a conditional tax clearance certificate as prescribed*
31 *by subdivision ~~(h)~~ (m) of Section 18035.*

32 *SEC. 3. Section 18116.1 of the Health and Safety Code is*
33 *amended to read:*

34 18116.1. (a) *Nonpayment of the fees and penalties provided*
35 *for in Sections 18114, 18114.1, and 18115, and in subdivisions*
36 *(a), (b), (c), and (d) of Section 18116 that are due on a mobilehome,*
37 *manufactured home, commercial coach, truck camper, or floating*
38 *home shall constitute a lien in favor of the State of California in*
39 *the amount owing.*

1 (b) Notwithstanding any other provision of law, the lien
2 provided for in subdivision (a) shall include all fees and penalties
3 due and unpaid beginning with the fees for original registration
4 that became delinquent for 120 days or more and continue to accrue
5 to include all fees and penalties that subsequently become due and
6 remain unpaid.

7 (c) Until the amount of a lien provided for in subdivision (a)
8 or (b) is paid to the department, the department shall not do either
9 of the following:

10 (1) Amend the permanent title record of the manufactured
11 home, mobilehome, commercial coach, truck camper, or floating
12 home which is the subject of the lien for the purpose of transferring
13 any ownership interest or transferring or creating any security
14 interest in the manufactured home, mobilehome, commercial coach,
15 truck camper, or floating home.

16 (2) Issue any duplicate, substitute, or new certificate of title,
17 registration card, or copy of a registration card with respect to the
18 manufactured home, mobilehome, commercial coach, truck camper,
19 or floating home which is the subject of the lien.

20 *(d) (1) When application is made to the department for*
21 *registration or transfer of registration of a manufactured home or*
22 *mobilehome, and the applicant is not currently the registered*
23 *owner, with respect to all charges assessed by the department*
24 *prior to the date the title or interest in the manufactured home or*
25 *mobilehome was transferred to the applicant, the department shall*
26 *release any lien imposed pursuant to this chapter and waive all*
27 *outstanding charges assessed by the department, if all of the*
28 *following requirements are met:*

29 *(A) The applicant provides documentation demonstrating to the*
30 *satisfaction of the department ownership and the date of acquisition*
31 *of title or interest pursuant to Section 18100.5 or 18102.5.*

32 *(B) The application is made prior to December 31, 2018.*

33 *(C) The applicant pays any charges assessed by the department*
34 *during the period between the time the applicant took title or*
35 *interest or December 31, 2014, whichever is later, and the time*
36 *the applicant applies for relief pursuant to this subdivision.*

37 *(D) The applicant has not previously filed for relief pursuant*
38 *to this subdivision.*

39 *(2) If the applicant meets the requirements of paragraph (1)*
40 *and the other requirements of this chapter not related to*

1 nonpayment or late payment of the department's charges, fees,
2 and penalties related to registration and titling, the department
3 shall waive the outstanding charges, fees, or penalties identified
4 in paragraph (1), amend the title record, and issue a duplicate,
5 substitute, or new certificate of title, registration card, or copy of
6 a registration card with respect to the manufactured home or
7 mobilehome, in conformance with this chapter.

8 (3) For purposes of any amounts owing pursuant to this
9 subdivision, the department may establish a long term payment
10 program of up to five years. The department may provide that any
11 amounts owing under the payment program shall constitute a lien
12 in favor of the State of California in the amount owing and shall
13 be paid in full if the manufactured home or mobilehome is
14 subsequently transferred. Failure to make the payments required
15 by the plan is a violation of this chapter for which the department
16 may suspend, revoke, or cancel the certificate of title pursuant to
17 Section 18122.

18 (4) (A) If the manufactured home or mobilehome for which an
19 application has been submitted and approved pursuant to this
20 subdivision and the other requirements of this chapter not related
21 to nonpayment or late payment of the department's charges, fees,
22 and penalties related to registration and titling, is subject to local
23 property taxation, the department shall issue a conditional transfer
24 of title.

25 (B) Upon presentation of a completed tax liability certificate
26 as provided in subdivision (f) of Section 5832 of the Revenue &
27 Taxation Code, if the applicant meets all of the requirements of
28 this section and the other requirements of this chapter not related
29 to nonpayment or late payment of the department's charges, fees,
30 and penalties related to registration and titling, and the
31 requirements of paragraph (2) are met, the department shall amend
32 the title record and issue a duplicate, substitute, or new certificate
33 of title.

34 SEC. 4. Section 18550 of the Health and Safety Code is
35 amended to read:

36 18550. It is unlawful for any person to use or cause, or permit
37 to be used for occupancy, any of the following manufactured homes
38 or mobilehomes wherever the manufactured homes or mobilehomes
39 are located, or recreational vehicles located in mobilehome parks:

1 (a) Any manufactured home, mobilehome, or recreational
2 vehicle supplied with fuel, gas, water, electricity, or sewage
3 connections, unless the connections and installations conform to
4 regulations of the department.

5 (b) Any manufactured home, mobilehome, or recreational
6 vehicle that is permanently attached with underpinning or
7 foundation to the ground, except for a manufactured home or
8 mobilehome bearing a department insignia or federal label, that is
9 installed in accordance with this part.

10 (c) (1) Any manufactured home or mobilehome that does not
11 conform to the registration requirements of the ~~department~~.
12 *department, except as otherwise provided in this subdivision.*

13 (2) *Nonconformance is not a basis for eviction from a*
14 *mobilehome park of a person claiming to be an owner of a*
15 *manufactured home or mobilehome if the person files an*
16 *application to transfer title pursuant to Article 4 (commencing*
17 *with Section 18098) of Chapter 8 of Part 2 of Division 13 or*
18 *subdivision (d) of Section 18116.1 prior to January 1, 2019, and*
19 *completes the application within one year of the filing date.*

20 (3) *It is not a violation of this section for a park owner to allow*
21 *a person not in compliance with the registration requirements of*
22 *the department to occupy a manufactured home or mobilehome if*
23 *the person meets the requirements of paragraph (2).*

24 (d) Any manufactured home, mobilehome, or recreational
25 vehicle in an unsafe or unsanitary condition.

26 (e) Any manufactured home, mobilehome, or recreational
27 vehicle that is structurally unsound and does not protect its
28 occupants against the elements.

29 *SEC. 5. Section 5832 of the Revenue and Taxation Code is*
30 *amended to read:*

31 5832. (a) (1) Upon application, the county tax collector shall
32 issue a tax clearance certificate or a conditional tax clearance
33 certificate.

34 (2) Any tax clearance certificate issued shall be used to permit
35 registration of used manufactured homes and for any other purposes
36 that may be prescribed by the Controller. The certificate may
37 indicate that the county tax collector finds that no local property
38 tax is due or is likely to become due, or that any applicable local
39 property taxes have been paid or are to be paid in a manner not

1 requiring the withholding of registration or the transfer of
2 registration.

3 (3) Any conditional tax clearance certificate issued shall indicate
4 that the county tax collector finds that a tax liability exists, the
5 amount due, and the final date that amount may be paid before a
6 further tax liability is incurred. The certificate shall be in any form
7 that the Controller may prescribe, and shall be executed, issued,
8 and accepted for clearance of registration or permit issuance on
9 the conditions which the Controller may prescribe.

10 (b) Within five working days of receipt of the written demand
11 for a conditional tax clearance certificate or tax clearance
12 certificate, the county tax collector shall forward the conditional
13 tax clearance certificate or tax clearance certificate, showing no
14 tax liability exists, to the requesting escrow officer. In the event
15 the final due date of the tax clearance certificate or conditional tax
16 clearance certificate expires within 30 days of the date of its
17 issuance, an additional conditional tax clearance certificate or tax
18 clearance certificate shall be completed, which has a final due date
19 of at least 30 days beyond the date of issuance. The tax collector
20 shall not charge a fee for the issuance of a certificate unless a
21 previously issued tax clearance certificate or conditional tax
22 clearance certificate expires prior to the date upon which title
23 transfers. The fee for the issuance of a subsequent certificate with
24 respect to that manufactured home shall be an amount equal to the
25 actual costs of preparing and processing that certificate.

26 (c) If the tax collector fails to comply with the demand within
27 30 days from the date the demand is mailed, the escrow officer
28 may close the escrow in accordance with the provisions of
29 subdivision (m) of Section 18035 of the Health and Safety Code.

30 (d) Notwithstanding any provisions of law requiring the tax
31 collector to issue a tax clearance certificate or conditional tax
32 clearance certificate within a specified period of time, when an
33 escrow information demand is made pursuant to Section 18035 of
34 the Health and Safety Code for a manufactured home that has not
35 been enrolled in the county, the tax collector shall be afforded the
36 number of working days necessary for the assessor to determine
37 the value of the manufactured home and for the auditor to extend
38 tax liability.

1 (e) The issuance, alteration, forgery, or use of any tax clearance
2 certificate or conditional certificate in a manner contrary to the
3 requirements of the Controller constitutes a misdemeanor.

4 (f) (1) *Prior to January 1, 2019, a person with a conditional*
5 *transfer of title as described in subparagraph (A) of paragraph*
6 *(4) of subdivision (d) of Section 18116.1 of the Health & Safety*
7 *Code may apply to the tax collector to issue either a tax liability*
8 *or tax clearance certificate. The county tax collector shall issue a*
9 *tax liability certificate if the person pays the taxes reasonably owed*
10 *from the date of sale as shown on the conditional transfer of title,*
11 *without penalties or interest, and not to exceed the amounts*
12 *attributable one year prior to January 1, 2016.*

13 (2) *Upon issuance of a tax clearance or liability certificate, the*
14 *applicant shall be listed as the owner of record for all local*
15 *property tax purposes and the home shall not be subject to lien or*
16 *seizure based on any taxes, penalties, or interest as noted on the*
17 *certificate issued pursuant to paragraph (1). The tax collector*
18 *shall notify the assessor and other county agencies of the change.*

19 (3) *This subdivision does not relieve any owner other than the*
20 *applicant from tax liability, including penalties and interest, arising*
21 *from nonpayment prior to the date of sale, or prohibit a county*
22 *tax collector from collecting delinquent taxes, penalties, or interest*
23 *due prior to the date of sale, from any owner other than the*
24 *applicant.*

25 SEC. 6. *The Legislature finds and declares that the abatement*
26 *of taxes, penalties, and interest incurred prior to the date of sale*
27 *of a mobilehome or manufactured home to an applicant, as*
28 *described in this act, serves a public purpose and does not*
29 *constitute a gift of public funds within the meaning of Section 6 of*
30 *Article XVI of the California Constitution.*

31 SEC. 7. *If the Commission on State Mandates determines that*
32 *this act contains costs mandated by the state, reimbursement to*
33 *local agencies and school districts for those costs shall be made*
34 *pursuant to Part 7 (commencing with Section 17500) of Division*
35 *4 of Title 2 of the Government Code.*

36 SEC. 8. *Notwithstanding Section 2229 of the Revenue and*
37 *Taxation Code, no appropriation is made by this act and the state*
38 *shall not reimburse any local agency for any property tax revenues*
39 *lost by it pursuant to this act.*

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 provided 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 shall provide~~
17 ~~a copy within a reasonable time, not to exceed seven days, upon~~
18 ~~request.~~

19 ~~(d) A provision specifying that:~~

20 ~~(1) It is the responsibility of the management to provide and~~
21 ~~maintain physical improvements in the common facilities in good~~
22 ~~working order and condition.~~

23 ~~(2) With respect to a sudden or unforeseeable breakdown or~~
24 ~~deterioration of these improvements, the management shall have~~
25 ~~a reasonable period of time to repair the sudden or unforeseeable~~
26 ~~breakdown or deterioration and bring the improvements into good~~
27 ~~working order and condition after management knows or should~~
28 ~~have known of the breakdown or deterioration. For purposes of~~
29 ~~this paragraph, a reasonable period of time to repair a sudden or~~
30 ~~unforeseeable breakdown or deterioration shall be as soon as~~
31 ~~possible in situations affecting a health or safety condition, and~~
32 ~~shall not exceed 30 days in any other case except where exigent~~
33 ~~circumstances justify a delay.~~

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

36 ~~(f) A provision listing those services which will be provided at~~
37 ~~the time the rental agreement is executed and will continue to be~~
38 ~~offered for the term of tenancy and the fees, if any, to be charged~~
39 ~~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.~~

12 ~~(i) A copy of the following notice. Management shall also, prior~~
 13 ~~to February 1 of each year, provide a copy of the following notice~~
 14 ~~to all homeowners:~~

15
 16 **IMPORTANT NOTICE TO ALL MANUFACTURED**
 17 **HOME/MOBILEHOME OWNERS: CALIFORNIA LAW REQUIRES THAT**
 18 **YOU BE MADE AWARE OF THE FOLLOWING:**

19
 20 The Mobilehome Residency Law (MRL), found in Section 798 et seq. of the
 21 Civil Code, establishes the rights and responsibilities of homeowners and park
 22 management. The MRL is deemed a part of the terms of any park rental
 23 agreement or lease. This notice is intended to provide you with a general
 24 awareness of selected parts of the MRL. It does not serve as a legal explanation
 25 or interpretation. For authoritative information, you must read and understand
 26 the laws. These laws change from time to time. In any year in which the law
 27 has changed, you may obtain one copy of the full text of the law from
 28 management at no charge. This notice is required by Civil Code Section
 29 798.15(i) and the information provided may not be current.

30
 31 Homeowners and park management have certain rights and responsibilities
 32 under the MRL. These include, but are not limited to:

- 33
 34 1. Management must give a homeowner written notice of any increase in
 35 his or her rent at least 90 days before the date of the increase. (Civil Code
 36 Section 798.30)
 37 2. No rental or sales agreement may contain a provision by which a purchaser
 38 or a homeowner waives any of his or her rights under the MRL. (Civil
 39 Code Sections 798.19, 798.77)

- 1 3: Management may not terminate or refuse to renew a homeowner’s tenancy
2 except for one or more of the authorized reasons set forth in the MRL.
3 (Civil Code Sections 798.55, 798.56)
- 4 4: A homeowner must give written notice to the management of not less
5 than 60 days before vacating his or her tenancy. (Civil Code Section
6 798.59)
- 7 5: Homeowners, residents, and their guests must comply with the rental
8 agreement or lease, including the reasonable rules and regulations of the
9 park and all applicable local ordinances and state laws and regulations
10 relating to mobilehomes. Failure to comply could be grounds for eviction
11 from the park. (Civil Code Section 798.56)
- 12 6: Homeowners must pay rent, utility charges, and reasonable incidental
13 service charges in a timely manner. Failure to comply could be grounds
14 for eviction from the park. (Civil Code Section 798.56)
- 15 7: Homeowners have a right to peacefully assemble and freely communicate
16 with respect to mobilehome living and for social or educational purposes.
17 Homeowners have a right to meet in the park, at reasonable hours and in
18 a reasonable manner, for any lawful purpose. Homeowners may not be
19 charged a cleaning deposit in order to use the park clubhouse for meetings
20 of resident organizations or for other lawful purposes, such as to hear
21 from political candidates, so long as a homeowner of the park is hosting
22 the meeting and all park residents are allowed to attend. Homeowners
23 may not be required to obtain liability insurance in order to use common
24 facilities unless alcohol is served. (Civil Code Sections 798.50, 798.51)
- 25 8: If a home complies with certain standards, the homeowner is entitled to
26 sell it in place in the park. Management may require certain upgrades.
27 Management may not require a homeowner to sell his or her home to the
28 park, may not charge a transfer or selling fee, and may not require a
29 homeowner to use a broker or dealer approved by the park. A homeowner
30 has a right to advertise his or her home for sale. Management may deny
31 approval of a buyer, but only for certain reasons listed in the law. (Civil
32 Code Sections 798.70-798.74)
- 33 9: Management has the right to enter the space upon which a mobilehome
34 is situated for maintenance of utilities, trees, and driveways; for inspection
35 and maintenance of the space in accordance with the rules and regulations
36 of the park when the homeowner or resident fails to maintain the space;
37 and for protection and maintenance of the mobilehome park at any
38 reasonable time, but not in a manner or at a time that would interfere with
39 the resident’s quiet enjoyment of his or her home. (Civil Code Section
40 798.26)

- 1 10. A homeowner may not make any improvements or alterations to his or
- 2 her space or home without following the rules and regulations of the park
- 3 and all applicable local ordinances and state laws and regulations, which
- 4 may include obtaining a permit to construct, and, if required by park rules
- 5 or the rental agreement, without prior written approval of management.
- 6 Failure to comply could be grounds for eviction from the park. (Civil
- 7 Code Section 798.56)
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