

**ASSEMBLY BILL**

**No. 2351**

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**Introduced by Assembly Member Roger Hernández**

February 18, 2016

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An act to add Section 798.17.5 to the Civil Code, relating to mobilehome parks.

LEGISLATIVE COUNSEL'S DIGEST

AB 2351, as introduced, Roger Hernández. Mobilehome parks: rent control.

The Mobilehome Residency Law governs the terms and conditions of residency in mobilehome parks, and exempts a rental agreement that satisfies specified criteria from any ordinance, rule, regulation, or initiative measure adopted by a local governmental entity that establishes a maximum amount a landlord may charge a tenant for rent.

This bill would authorize the legislative body of a local governmental entity to enact a rent control ordinance for a mobilehome park within its jurisdiction when the vacancy rate in the park meets or exceeds an unspecified percentage over a certain period or where the rent charged to mobilehome park residents exceeds an unspecified percent of the average rents for mobilehome park residents within an unspecified radius of the park.

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 798.17.5 is added to the Civil Code, to  
2 read:

1 798.17.5. Notwithstanding Section 798.17, with respect to  
2 mobilehome park rents within its territorial jurisdiction, the  
3 legislative body of a local governmental entity may enact a rent  
4 control ordinance for a mobilehome park where the vacancy rate  
5 exceeds \_\_\_\_ percent for a period of \_\_\_\_ months or where the  
6 rent charged to mobilehome park residents exceeds \_\_\_\_ percent  
7 of the average rents for mobilehome park residents within a \_\_\_\_  
8 mile radius of that park.

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