

ASSEMBLY BILL

No. 431

Introduced by Assembly Member Hauser

February 15, 1995

An act to amend, renumber, and add Section 18008 of, and to repeal Section 50082.5 of, the Health and Safety Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 431, as introduced, Hauser. Housing: multi-unit manufactured housing: mobilehomes.

(1) Under the existing Mobilehomes-Manufactured Housing Act of 1980, a mobilehome is defined as a structure transportable under permit in one or more sections, designed and equipped to contain not more than 2 dwelling units to be used with or without a foundation system, or a structure transportable under permit in one or more sections designed to be used with a foundation system and to be used as a dwelling unit, dormitory, residential hotel, or efficiency unit. Existing law also requires these types of mobilehome units to meet certain handicap accessibility requirements, and specifies that mobilehomes do not include recreational vehicles, commercial coaches, or factory-built housing, as defined.

This bill would amend the Mobilehomes-Manufactured Housing Act of 1980 to instead define a mobilehome as a structure meeting the requirements for status as a manufactured home.

The bill would define as multi-unit manufactured housing a structure transportable under permit in one or more sections, designed and equipped to contain not more than 2 dwelling units to be used with or without a foundation system, or a structure transportable under permit in one or more sections designed to be used with a foundation system and to be used as a dwelling unit, dormitory, residential hotel, or efficiency unit. The bill would require that multi-unit manufactured housing be constructed in compliance with applicable regulations of the Department of Housing and Community Development, and that this housing meet specified handicap accessibility requirements. The bill would require that all provisions of law that apply to manufactured housing, as defined, would also apply to multi-unit manufactured housing, except as specified.

(2) The existing Zenovich-Moscone-Chacon Housing and Home Finance Act defines manufactured housing to include a mobilehome, as defined, and factory-built housing, as defined.

This bill would repeal this definition.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: no.

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

1 SECTION 1. Section 18008 of the Health and Safety
2 Code is amended and renumbered to read:
3 ~~18008. "Mobilehome,"~~
4 *18008.7. (a) "Multi-unit manufactured housing,"* for
5 the purposes of this part, means either of the following:
6 ~~(a)~~
7 (1) A structure transportable under permit in one or
8 more sections, designed and equipped to contain not
9 more than two dwelling units to be used with or without
10 a foundation system.
11 ~~(b)~~
12 (2) A structure transportable under permit in one or
13 more sections, designed to be used with a foundation
14 system for any of the following purposes:
15 ~~(1)~~



1 (A) Three or more dwelling units, as defined by
2 Section 18003.3.

3 ~~(2)~~

4 (B) As a dormitory. A “dormitory” shall mean a room
5 or rooms inhabited for the purposes of temporary
6 residence by two or more persons.

7 ~~(3)~~

8 (C) A residential hotel, as defined by paragraph (1) of
9 subdivision (b) of Section 50519.

10 ~~(4)~~

11 (D) Efficiency units, as defined by Section 17958.1.

12 ~~Mobilehome does not include a recreational vehicle,~~
13 ~~commercial coach, or factory built housing, as defined in~~
14 ~~Section 19971~~

15 (b) *Multi-unit manufactured housing shall be*
16 *constructed in compliance with applicable department*
17 *regulations.* The handicap accessibility and adaptability
18 requirements of Title 24 of the California Code of
19 Regulations applicable to dormitories, hotels, and
20 apartment houses shall be applicable to ~~mobilehomes~~
21 *multi-unit manufactured housing* constructed for those
22 purposes.

23 (c) *Notwithstanding any other provision of law, all*
24 *provisions of law that apply to manufactured homes shall*
25 *apply equally to multi-unit manufactured housing, except*
26 *as provided in this section.*

27 SEC. 2. Section 18008 is added to the Health and
28 Safety Code, to read:

29 18008. “Mobilehome,” for the purposes of this part,
30 means a structure that meets the requirements of Section
31 18007. “Mobilehome” does not include a commercial
32 coach, as defined in Section 18001.8, factory-built housing,
33 as defined in Section 19971, or a recreational vehicle, as
34 defined in Section 18010.

35 SEC. 3. Section 50082.5 of the Health and Safety Code
36 is repealed.



1 50082.5. “Manufactured housing” means a
2 mobilehome, as defined by Section 18008, and
3 factory-built housing, as defined in Section 19971.

