

**Senate Bill No. 104**

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Passed the Senate    May 1, 1997

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*Secretary of the Senate*

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Passed the Assembly    July 21, 1997

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*Chief Clerk of the Assembly*

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This bill was received by the Governor this \_\_\_\_ day  
of \_\_\_\_\_, 1997, at \_\_\_\_ o'clock \_\_M.

\_\_\_\_\_  
*Private Secretary of the Governor*



## CHAPTER \_\_\_\_

An act to amend Section 987.65 of the Military and Veterans Code, relating to veterans.

## LEGISLATIVE COUNSEL'S DIGEST

SB 104, Craven. Veterans' farm and home purchase: mobilehomes.

Existing law provides for farm and home purchase benefits for qualifying veterans under the Veterans' Farm and Home Purchase Act of 1974, and subsequent acts. Existing law establishes the maximum purchase price of a home, the maximum costs of construction of a home, and the maximum purchase price of a mobilehome sited on a foundation on a purchaser-owned lot, to be \$250,000. Existing law establishes the maximum purchase price of a mobile home that is to be sited in a mobilehome park, to be \$70,000.

Existing law, the Mobilehome Parks Act, requires the Department of Housing and Community Development to establish regulations for the mobilehome foundation systems, including, but not limited to, permit, evidence of title, plan approval, fee, and recordation requirements. Existing law deems a mobilehome sited on a foundation in compliance with these provisions to be a fixture and a real property improvement to the real property to which it is affixed.

Existing law permits a registered owner of a manufactured home or mobilehome in a mobilehome park, converted or proposed to be converted to a resident-owned subdivision, cooperative, condominium or nonprofit corporation, when the owner is a participant in the resident ownership, to apply for voluntary conversion of the mobilehome or manufactured home to a fixture and improvement to the underlying realty without compliance with the above mobilehome foundation requirements.

This bill would, for purposes of the Veterans' Farm and Home Purchase Act of 1974, set the purchase price of a



mobilehome converted to a fixture and improvement to the underlying real property in a mobilehome park that has been converted to a resident-owned subdivision, cooperative, condominium, or nonprofit corporation as set forth in prescribed provisions of law, at an amount not to exceed \$250,000.

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

SECTION 1. Section 987.65 of the Military and Veterans Code is amended to read:

987.65. (a) The purchase price of a home to the department, or the sum to be expended by the department pursuant to a contract for the construction of a dwelling house and other improvements, or the purchase price of a mobilehome sited on a lot owned by the purchaser and installed on a foundation system pursuant to Section 18551 of the Health and Safety Code, or the purchase price of a mobilehome converted to a fixture and improvement to the underlying real property in a mobilehome park that has been converted to a resident-owned subdivision, cooperative, condominium, or nonprofit corporation as set forth in Section 18555 of the Health and Safety Code, shall not exceed two hundred fifty thousand dollars (\$250,000).

(b) The purchase price of a mobilehome that is to be sited in a mobilehome park, as defined in Section 18214 of the Health and Safety Code, in addition to any assistance provided by the department to a veteran pursuant to subdivision (e) of Section 987.85, shall not exceed seventy thousand dollars (\$70,000).

(c) A veteran purchasing the home may advance, subject to Section 987.64, the difference between the total price or cost of the home and the sum of the purchase price of the home to the department and any amount the department is required, under Section 987.69, to add to the purchase price of the home in fixing the selling price to the veteran. Any amount of the purchase price to the department may be provided by funds from participation contracts or revenue bonds.



(d) The purchase price of a farm to the department shall not exceed three hundred thousand dollars (\$300,000). A veteran purchasing the farm may advance the difference between the total price of the farm, or the cost of the dwelling and improvements to be constructed on a farm under a contract, and the sum of the purchase price to the department or contract price to the department and any amount which the department is required, under Section 987.69, to add to the purchase or contract price to the department in fixing the selling price of the farm to the veteran.



Approved \_\_\_\_\_, 1997

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*Governor*

