

SENATE JUDICIARY COMMITTEE
Senator Thomas Umberg, Chair
2025-2026 Regular Session

AB 806 (Connolly)
Version: June 5, 2025
Hearing Date: June 17, 2025
Fiscal: No
Urgency: No
ID

SUBJECT

Mobilehomes: cooling systems

DIGEST

This bill prohibits a mobilehome park from prohibiting or restricting a mobilehome owner or resident from installing, upgrading, replacing, or using a cooling system in their mobilehome, as specified, makes any mobilehome park rules or restrictions that effectively prohibit or restricts cooling systems in residents' mobilehomes void and unenforceable, and requires a mobilehome park to provide a cooled, indoor common area during Extreme Heat Warnings, as specified.

EXECUTIVE SUMMARY

Extreme heat poses serious health risks to Californians every year. The incidences of high temperatures and extreme heat have been increasing every year, and will continue to do so as climate change continues to warm the planet. Mobilehome residents can be particularly vulnerable to extreme heat. Mobilehomes are pre-fabricated homes that are designed to be able to be transported and moved between locations, though transporting a mobilehome is incredibly difficult and expensive. Many mobilehome residents own their mobilehome, but lease the land upon which their home is located from a mobilehome park in which their mobilehome sits. The mobilehome park maintains rules for the park, which mobilehome residents must follow as part of their lease agreement. According to the author and sponsor, some mobilehome parks prohibit mobilehome owners from installing and using cooling systems in their mobilehomes. AB 806 aims to ensure that all mobilehome owners and residents can install and use a cooling system in their mobilehome, and requires that mobilehome parks provide at least one cooled, indoor common area, if the mobilehome park has common areas, during periods of extreme heat, as specified. AB 806 is sponsored by Legal Aid of Sonoma County, and is supported by the Sonoma County Democratic Party and a collection of social justice organizations. It is opposed by the Western Manufactured Housing Communities Association.

PROPOSED CHANGES TO THE LAW

Existing law:

- 1) Establishes the Mobilehome Residency Law (MRL) to regulate the relationship between mobilehome park management and park residents, and establishes various rights, responsibilities and limits of both groups. (Civ. Code §§ 798 et seq.)
- 2) Requires mobilehome site rental agreements to be in writing and contain specified provisions, including a copy of the rules and regulations of the park, a copy of the text of the MRL, and specified notices regarding mobilehome residents' rights. Requires that mobilehome park management must provide a copy of the MRL, or a notice that a change has been made to the MRL, and that residents may obtain a copy of the MRL from management at no charge, prior to February 1st of each year whenever there has been a significant change to the MRL. (Civ. Code § 798.15.)
- 3) Specifies that a mobilehome park may only evict a resident for: failing to comply with a local or state law or regulation on mobilehomes within a reasonable time after the mobilehome owner receives notice of noncompliance; conduct of the resident that amounts to a substantial annoyance of other mobilehome owners or residents; conviction for certain crimes; failure to comply with a reasonable rule of the park; or for nonpayment of rent, utilities, or other reasonable incidental services charged by the park. (Civ. Code § 798.56.)
- 4) Prohibits management from terminating or refusing to renew a tenancy, except for a reason specified in (3), above, and upon giving written notice to the homeowner to sell or remove the mobilehome from the park, at the homeowner's election, within a period of not less than 60 days. Requires a copy of this notice to be sent to the legal owner of the mobilehome, each junior lienholder, and the registered owner of the mobilehome, if other than the homeowner, by United States mail within 10 days after notice to the homeowner. (Civ. Code § 798.55(b)(1).)
- 5) Requires that, when mobilehome park management plans to amend the park's rules and regulations, it must meet and consult with mobilehome residents in the park after providing written notice to all mobilehome residents 10 days or more before the meeting. Requires that mobilehome residents who did not consent to the proposed amendment of a rule or regulation receive written notice not less than 6 months before the amendment may be implemented after the meeting. (Civ. Code § 798.25.)
- 6) Requires management to provide all affected homeowners and residents at least 72 hours' written advance notice of an interruption in utility service of more than two hours for the maintenance, repair, or replacement of facilities of utility systems over which the management has control within the park, provided that the interruption is

not due to an emergency. Allows mobilehome park management to, upon voluntary, written consent of a homeowner or resident, provide this notice by electronic communication in a form of electronic communication to which the homeowner or resident consents. (Civ. Code § 798.42.)

- 7) Requires every mobilehome park to have a person available by telephone or similar means who is responsible for, and must reasonably respond in a timely manner to, emergencies concerning the operation and maintenance of the park, and requires that, for mobilehome parks with 50 or more units, this responsible person or their designee reside in the park and have knowledge of the emergency procedures and the emergency preparedness plans for the park. (Health & Saf. Code § 18603.)
- 8) Requires a mobilehome park owner or operator to adopt an emergency preparedness plan prior to the issuance of the permit to operate, as specified, and requires the owner or operator of the park to post notice of the emergency preparedness plan in the park clubhouse or other publicly accessible area and provide annual notice of how to access the plan and individual emergency preparedness. (Health & Saf. Code § 18603(b)-(c).)

This bill:

- 1) Specifies that any covenant, restriction, or condition in any rental agreement or other instrument affecting a mobilehome owner or resident's tenancy in a mobilehome park that effectively prohibits or restricts the installation, upgrade, replacement, or use of a cooling system in a mobilehome is void and unenforceable.
- 2) Specifies that mobilehome park management may not prohibit or restrict a mobilehome owner or resident from installing, upgrading, replacing, or using a cooling system in their mobilehome, and that management may not:
 - a) charge any fee in connection with the installation, upgrade, replacement, or use of a cooling system;
 - b) require a mobilehome owner or resident to use a specific cooling system, type of cooling system, or cooling system contractor or product;
 - c) claim or receive any rebate, credit, or commission in connection with a mobilehome owner or resident's installation, upgrade, replacement, or use of a cooling system; or
 - d) require mobilehome owners or residents to remove cooling systems, or prevent the replacement or upgrade of an existing cooling system.
- 3) Specifies that (2), above, does not apply if the mobilehome park management establishes either that:
 - a) The installation, upgrade, replacement, or use of the cooling system would violate federal, state, or local law; or

- b) The amperage required to power any individual cooling system, including the common area cooling system, cannot be accommodated by the power service to the park, as demonstrated in writing by a federal, state, or local government enforcement agency.
- 4) Defines, for the purposes of its provisions, “cooling system” to include, but not be limited to, a portable air-conditioning unit, a window air-conditioning unit, a swamp cooler or any evaporative cooler, a cooling fan system, a heat pump, or any other technology that reasonably creates an internal temperature cooling benefit. Specifies that a cooling system must meet all applicable health and safety standards and requirements.
- 5) Requires that, for mobilehome parks that have a designated indoor common area or other indoor common space, upon the issuance of an Extreme Heat Warning by the National Weather Service for the mobilehome park’s area, mobilehome park management must provide cooling to at least one indoor common area or space each day of the Extreme Heat Warning, from 9 am to 9 pm. Requires the park management to provide access to the cooled indoor common area without charging a fee for entry or placing any restrictions on the duration a mobilehome park resident may use the cooled indoor common area. Requires the cooled indoor common area to be cooled to a maximum room temperature of 78 degrees Fahrenheit.
- 6) Specifies that, if there is more than one indoor common area in the mobilehome park, park management must provide cooling in either:
 - a) An indoor common area large enough to accommodate at least 50 percent of the population of the park, based on the maximum occupancy load of the common area; or
 - b) The largest available, ADA-accessible, indoor common area.
- 7) Prohibits the tenancy of a mobilehome owner or resident from being terminated because of the installation, upgrade, replacement, or use of a cooling system permitted by these provisions.
- 8) Applies the above provisions to a mobilehome subdivision, mobilehome cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park.
- 9) Specifies that, for a mobilehome subdivision, mobilehome cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park, any entity that willfully violates the provisions described above is liable to a mobilehome owner, resident, or other party for the actual damages of that violation, and requires any entity that willfully violates those provisions to pay a civil penalty to the mobilehome owner, resident, or other party in an amount not to exceed \$2,000.

- 10) Specifies that, in any action pursuant to (9), above, the prevailing party is to be awarded reasonable attorney's fees.

COMMENTS

1. Author's statement

According to the author:

AB 806 would provide mobilehome park residents the right to install cooling systems within their own homes without facing the threat of eviction, and would require mobilehome park owners to provide temperate conditions in an existing community space during extreme heat events to ensure that mobilehome park residents have access to cooling. This bill will save lives and strengthen housing stability during extreme heat.

2. California is hot, and getting hotter

Extreme heat poses a risk to Californians every year. While California includes higher-precipitation areas in its Northwest and cooler, high-elevation climates along the Sierra Nevada mountain range in the East, much of the state is defined by dryer regions and deserts that regularly experience high temperatures in the summer months. And the incidences of high temperatures, and prolonged periods of extreme heat, have been increasing every year. In 2023, California witnessed record high summer temperatures across the state, as did the planet.¹ Daytime temperatures in many California inland areas exceeded 100 degrees, with temperatures in Death Valley, the hottest place on Earth, reaching 128 degrees on July 16, 2023.² 2024 proved to only be hotter, as it was the world's warmest year on record so far.³ As climate change continues to warm the planet, the increasing prevalence of extreme heat events across the state, will only continue.⁴

¹ Seth Borenstein, California's Death Valley sizzles as brutal heat wave continues, Associated Press (Jul. 16, 2023), available at <https://apnews.com/article/death-valley-heat-wave-california-hottest-record-c1b2d83dc384e46f133d460893787c52>; California Office of Emergency Services, Extreme Heat Breaking Records at Home and Beyond (Aug. 2, 2023), available at <https://news.caloes.ca.gov/extreme-heat-breaking-records-at-home-and-beyond/>.

² Borenstein, *supra* note 6.

³ Nat'l Oceanic & Atmospheric Administration, "2024 was the world's warmest year on record," (Jan. 10, 2025), <https://www.noaa.gov/news/2024-was-worlds-warmest-year-on-record>.

⁴ See, Intergovernmental Panel on Climate Change, Sixth Assessment Report, Chapter 11: Weather and Climate Extreme Events in a Changing Climate, 11.3.5 (2021), <https://www.ipcc.ch/report/ar6/wg1/chapter/chapter-11/>.

Extreme heat has serious health consequences. Heat is the leading cause of weather-related deaths, and in recent years, heat-related deaths have been on the rise nationally.⁵ Heat is so deadly because it can have serious, fast-acting effects on the human body. Exposure to high temperatures can cause illnesses like heat rash, heat cramps, heat syncope (fainting), rhabdomyolysis, heat exhaustion, and heat stroke. Rhabdomyolysis is the rapid breakdown and death of muscle tissue, which can cause muscle cramps and pain, weakness, irregular heart rhythms, seizures, and damage to the kidneys.⁶ Heat exhaustion is the body's response to an excessive loss of water and salt, and can cause headache, nausea, dizziness, weakness, thirst, irritability, heavy sweating, decreased urine output, and elevated body temperature. Heat stroke is the most serious heat-related illness, and occurs when the body can no longer regulate its temperature. Heat stroke can quickly elevate the body's temperature, and can cause permanent disability and death if the individual does not receive prompt emergency treatment.⁷ Moreover, numerous studies have found that heat stress and high heat can increase mortality and morbidity, and is linked to various cardiovascular and respiratory diseases.⁸

While California residential building standards specify that newly-constructed residential dwelling units must be able to maintain a minimum indoor air temperature, they do not include a corresponding requirement that dwelling units be able to maintain maximum indoor air temperatures. (25 CCR § 34.) However, concerns have grown regarding heat and indoor heat safety in recent years. In 2022, the Legislature passed AB 209 (Committee on Budget, Ch. 251, Stats. 2022), which required the California Department of Housing and Community Development (HCD) to develop policy recommendations aimed at ensuring that residential dwelling units maintain a safe indoor air temperature. HCD's report recommended that the state consider enacting a general maximum safe indoor air temperature of 82 degrees Fahrenheit for residential dwelling units, including mobilehomes.⁹ Governor Newsom also announced an Extreme Heat Action Plan in 2022, which outlined a set of actions aimed at building the state and its infrastructure's resilience to extreme heat, and Cal/OSHA recently

⁵ Hayley Smith, "As national heat deaths rise, California girds for worsening bouts of extreme temperature," Los Angeles Times (Aug. 26, 2024), <https://www.latimes.com/environment/story/2024-08-26/heat-deaths-continue-to-rise-researchers-say>.

⁶ National Institute for Occupational Safety and Health, Heat Stress – Heat Related Illness, United States Centers for Disease Control and Prevention (May 13, 2022), available at <https://www.cdc.gov/niosh/topics/heatstress/heatrelillness.html>.

⁷ *Id.*

⁸ See Kristie L. Ebi et al, Hot Weather and heat extremes: health risks, *The Lancet*, Vol. 398, Is. 10301 (Aug. 21, 2021), p. 698, available at [https://www.thelancet.com/journals/lancet/article/PIIS0140-6736\(21\)01208-3/fulltext](https://www.thelancet.com/journals/lancet/article/PIIS0140-6736(21)01208-3/fulltext); Sadeer Al-Kindi et al, Cardiovascular disease burden attributable to non-optimal temperature: analysis of the 1990-2019 global burden of disease, *European Journal of Preventive Cardiology*, Vol. 30, No. 15 (Oct. 2023), p. 1623, available at <https://academic.oup.com/eurjpc/article/30/15/1623/7146482?login=true>; United States Environmental Protection Agency, Climate Change Indicators: Heat-Related Deaths (Apr. 2021), available at <https://www.epa.gov/climate-indicators/climate-change-indicators-heat-related-deaths#ref20>.

⁹ Cal. Dept. of Housing & Community Dev., Policy Recommendations: Recommended Safe Indoor Air Temperature, 2025 Report to the Legislature (2025).

adopted indoor heat rules for indoor workplaces that require employers to adopt certain safety measures when indoor temperatures reach 82 degrees Fahrenheit.

3. Mobilehomes are important sources of affordable housing

There are an estimated 508,589 mobilehome units in California.¹⁰ Mobilehomes are pre-fabricated homes that are designed to be able to be transported and moved between locations. Because mobilehomes are transportable, they are considered personal property instead of real property like traditionally built homes, and are not tied to the land on which they sit. Thus, mobilehomes are unique among all residential options. However, while they are technically mobile, a significant amount of time, effort, and money is often required to actually move a mobilehome. Costs for moving a mobilehome range from a few thousand to tens of thousands of dollars. Mobilehomes are also unique because many mobilehome residents own their mobilehome, but lease the land upon which their home is located from a mobilehome park. In this arrangement, the mobilehome sits on a lot within a park of mobilehomes and common space. The mobilehome park and the lots on which the mobilehomes sit are usually privately owned and managed by a mobilehome park company.

Under this relationship, while residents technically own their mobilehome, they pay rent to the park management, are subject to the rules of the mobilehome park set by the ownership of the park, and they often rely on the park for the provision of utilities. If they fall behind on their rent payments to the park for their mobilehome's lot, or if they violate a rule of the park, they can be evicted from the park. Considering they may have paid considerable amounts of money into buying the mobilehome that they can no longer live in, they could lose the equity they've accumulated in their mobilehome upon eviction by the park, either by having to sell the mobilehome quickly, or spend thousands of dollars to move their mobilehome elsewhere.

Mobilehome ownership is an important option for affordable housing for mobilehome residents in California, who tend to be of lower income and older than the average California renter. In fact, the median price of a mobilehome in 2022 was \$82,600, making mobilehome ownership one of the most significant, un-subsidized sources of affordable housing.¹¹

4. The Mobilehome Residency Law protects various rights of mobilehome residents in mobilehome parks

In light of the unique nature of mobilehome parks, the Legislature passed the Mobilehome Residency Law (MRL) in 1978 to regulate the relationship between

¹⁰ U.S. Census Bureau, 2021 American Community Survey 1-Year Estimates (2021), available at <https://data.census.gov/>.

¹¹ U.S. Census Bureau, Manufactured Housing Survey (Jun. 2022), available at <https://www.census.gov/data/tables/time-series/econ/mhs/annual-data.html>.

mobilehome park management and park residents, and to establish various rights for, responsibilities of, and limitations on both groups. (Civ. Code § 798 *et seq.*) The MRL covers a variety of areas, including: permissible rental and lease contract terms; park rules and mandatory notices to residents; limits on fees and charges, as well as increases to them; and conditions and limits related to mobilehome park evictions. Provisions of the MRL relating to eviction require park management to give written notice to the resident, and provide for at least 60 days for the resident to either sell their mobilehome or remove it from the park. (Civ. Code § 798.55.) It also specifies that a park may evict a resident only for: failing to comply with a local or state law or regulation on mobilehomes within a reasonable time after the homeowner receives notice of noncompliance; conduct of the resident that amounts to a substantial annoyance of other homeowners or residents; conviction for certain crimes; failure to comply with a reasonable rule of the park; for nonpayment of rent, utilities, or another reasonable incidental service charged by the park; condemnation of the park; or for a change of uses of the park or any portion of it. (Civ. Code § 798.56.)

The MRL also requires that the rules and the regulations of the park be included in the rental agreement for the mobilehome site, and specifies the procedures that a park must follow to change the park rules. (Civ. Code §§ 798.15, 798.25.) Mobilehome owners, residents, and guests must comply with the rental agreement, and any reasonable rules or regulations of the park that are part of the agreement. (Civ. Code § 798.56.) Not complying with these rules, or applicable local ordinances or state laws and regulations relating to mobilehomes, can be grounds for eviction from the park. Additionally, a mobilehome owner may not make improvements or alterations to their space or home without following the rules and regulations of the park, and all applicable local ordinances and state laws and regulations relating to the improvement or construction, including any that require obtaining a permit. (Civ. Code § 798.56.) If the park rules require it, a mobilehome owner may have to obtain prior written approval from the park management for any alterations or improvements. (*Id.*) However, the MRL also provides limitations on mobilehome parks that aim to ensure that mobilehome owners are not prevented from using or modifying their mobilehomes in certain ways. For example, a mobilehome park is barred from removing a mobilehome owner or resident's vehicle in certain circumstances when the vehicle is used for work (Civ. Code § 798.28.5), from prohibiting a mobilehome owner or resident from installing accommodations for the disabled (Civ. Code § 798.29.6), and from prohibiting or restricting a mobilehome owner or resident from installing or using a solar power (Civ. Code § 798.44.1).

While most mobilehome parks are owned by a private entity separate from the mobilehome owners, some mobilehome parks are organized in arrangements where the mobilehome owners are part-owners of the entire park or the entity that owns the park. These arrangements include a subdivision of mobilehomes, a cooperative, a condominium for mobilehomes, and resident-owned mobilehome parks. These resident-owned arrangements are specifically regulated by Article 9 of the MRL.

5. AB 806 ensures that mobilehome owners can install cooling systems in their mobilehomes and have a place of respite in hot weather

The U.S. Housing and Urban Development Department (HUD) maintains the Manufactured Housing Construction and Safety Standards (MHCSS) to regulate the design and construction of new mobilehomes. Unfortunately, while the MHCSS, requires mobilehomes to be equipped with a heating system, it makes cooling systems an optional feature for newly-constructed mobilehomes. Thus, mobilehome owners often must install after-market cooling systems into their mobilehomes to keep their mobilehome cool during times of extreme heat.

However, the sponsor of AB 806 reports that mobilehome park leases often contain unnecessary and unsafe limitations on mobilehome owners' ability to install cooling systems within their homes. These limitations may include prohibitions or limitations on exterior modifications of mobilehomes, prohibitions on covering or blocking a mobilehome's windows, or aesthetic requirements that can effectively prohibit a cooling system due to its unsightliness. In addition, the bill's sponsor, the Legal Aid Foundation of Sonoma County, reports that some mobilehome parks have explicit prohibitions on the installation of cooling systems in mobilehomes within the park.

Considering the health risks that indoor heat poses, and the increasing incidence of extreme heat, AB 806 aims to ensure that mobilehome residents have a cool, indoor place to take refuge from the heat. It does so by making any covenant, restriction, or condition within a mobilehome owner's rental agreement that effectively prohibits or restricts the installation, upgrade, or use of a cooling system void and unenforceable. It also prohibits mobilehome park management from prohibiting or restricting a homeowner or resident from installing, upgrading, replacing, or using a cooling system in their mobilehome, and from charging any fee to do so, requiring the mobilehome owner or resident to use a specific cooling system, contractor, or product, claiming a rebate or credit for the mobilehome owner or resident's use of a cooling system, and from requiring mobilehome owners or residents to remove cooling systems or replacing or upgrading a cooling system within the mobilehome. These provisions would ensure a mobilehome resident could install and utilize a cooling system without any significant barriers from the mobilehome park in doing so. However, AB 806 includes two exceptions to the prohibitions when mobilehome park management can demonstrate that the installation, upgrade, replacement, or use of the system would violate the law, or that the power service to the park cannot accommodate the amperage required to power any individual cooling system. To protect against retaliation, AB 806 prohibits a mobilehome park from terminating a mobilehome owner's tenancy for the installation, upgrade, replacement, or use of a cooling system.

In addition to these protections for mobilehome owners' ability to use cooling systems, AB 806 would require mobilehome parks with an indoor common area to provide cooling to at least one indoor common area in the park for each day that an Extreme

Heat Warning by the National Weather Service is in place for the area in which the park is located. AB 806 would require this cooled common area to be available at least 12 hours for each day, without a fee for accessing it or any restrictions or limitations on how long a park resident may use the space. The space would be required to be cooled to a maximum temperature of 78 degrees Fahrenheit.

AB 806's provisions are made applicable both to standard mobilehome parks, as well as mobilehome subdivisions, cooperatives, condominiums, and resident-owned mobilehome parks.

6. AB 806's protections would be enforced through court

The Department of Housing and Community Development (HCD) is the agency that oversees a variety of areas of the MRL, including health and safety standards, the registration and titling of mobilehomes and parks, and the inspections of parks for health and safety issues. Under the Mobilehome Parks Act, HCD must annually inspect five percent of parks for compliance with health and safety requirements under the Health and Safety Code, and must accept and respond to health and safety complaints. (Health & Saf. Code §§ 18200-18700.) HCD also houses the Mobilehome Ombudsman, who assists the public with questions or issues related to various aspects of mobilehome law. In 2018, the Mobilehome Residency Law Protection Program was created to help mobilehome park residents better resolve issues and violations of the MRL (AB 3066, Stone, Ch. 744, Stats. 2018.) The program requires HCD to receive complaints from mobilehome park residents regarding violations of the MRL and refer certain, meritorious complaints to a Legal Service Provider or appropriate enforcement agency.

However, neither HCD nor the ombudsman have enforcement authority for the MRL, and cannot provide legal advice or arbitrate or mediate park disputes. Instead, residents and mobilehome owners must go to court over a violation of the MRL. Thus, if a mobilehome park prohibits a mobilehome owner from installing or using a cooling system in violation of AB 806's provisions, or fails to provide mobilehome park residents with the required cooling area, the aggrieved mobilehome owner or resident's remedy would be through a civil action in court. Under current provisions of the MRL and provisions in AB 806 specific to resident-owned mobilehome park arrangements, a mobilehome park would be liable to the aggrieved mobilehome owner or other party for actual damages from the violation of AB 806's provisions, plus a statutory penalty of \$2,000, payable to the aggrieved party. AB 806 also would provide reasonable attorney's fees to the prevailing party, whether the defendant mobilehome park or the aggrieved mobilehome resident or other plaintiff.

7. Arguments in support

According to the Legal Aid Foundation of Sonoma County, which is the sponsor of AB 806:

In recent years, California's temperature landscape has shifted dramatically. Our state has experienced record-breaking heat in recent years; extreme heat events have become more frequent, more severe, and more dangerous. The impacts of extreme heat disproportionately impact those who are elderly, disabled, low-income, or have health or mobility related conditions. Many residents living in mobilehome parks meet these vulnerability criteria and face heightened risk during extreme heat events.

We continue to see mobilehome parks that prohibit residents from installing cooling systems within their own homes, and without providing alternative locations for residents to seek respite. In a state where hundreds of people die annually from heat-related illness, denying residents of mobilehome parks the ability to cool their homes is not just unjust – it is dangerous.

AB 806 is a commonsense solution that ensures residents have the right to install cooling systems in their homes, and when possible, provides residents access to air-conditioned common areas within parks during heat emergencies. These steps are critical to protecting the health and well-being of some of our state's most vulnerable residents.

8. Arguments in opposition

According to the Western Manufactured Housing Communities Association, which opposes AB 806:

In short, WMA and CAR are concerned about several elements of AB 806 including, but not limited to the following issues:

1. With respect to mobilehome parks being exempt from AB 806, WMA and CAR would appreciate an amendment that adopts language from SB 1190 dealing with master-meter park exemption from rooftop solar approval that was unanimously passed by the Senate Judiciary Committee on April 23, 2024.
2. WMA and CAR request that the section requiring a common area or areas to serve as cooling centers be deleted entirely.

Adopting those two amendments above would remove WMA's and CAR's opposition and we change our position to neutral.

3. WMA and CAR would also appreciate an amendment to ensure a mobilehome park cannot be held civilly liable if it is not notified of a National Weather Service declaration of an Extreme Heat Warning in a timely manner or if the hours of the heat emergency differ from the notification.
4. Additionally, it does not seem reasonable to expect a system to implement AB 806 by January 1, 2026, which is the presumed effective date of the legislation. If the bill were to take effect in just under 6 months from today, parks would be immediately out of compliance. With the difficulty of hiring HVAC professionals and permits from state and local governments, WMA and CAR propose delaying implementation of AB 806 if passed and signed into law until January 1, 2028.
5. WMA and CAR also request an amendment that allows for the costs of providing services in common areas to be reimbursed through fees or rent increases, even in rent control jurisdictions.
6. WMA and CAR also believe that owners should be able to pass along these new electricity costs to residents during these heat emergencies, because the cost of electricity is not only rising, but the time-of-day rates will apply meaning that running the system in high demand periods will cost disproportionately more as a result.
7. Finally, WMA and CAR believe AB 806 should consider the impact of operating a cooling system in a common area has on the state's fragile electric grid during a heat emergency, especially if there are no residents that use the cooling center. Turning on an air conditioning system to cool an empty room when the California Independent System Operator (CAISO) is encouraging people to not use their air conditioners does not seem appropriate. Ironically, the time when these systems will be running will be the exact time the CAISO is asking people not to run systems.

SUPPORT

Legal Aid of Sonoma County (sponsor)
Building Decarbonization Coalition
California Center for Movement Legal Services
Golden State Manufactured-home Owners League, INC. (GSMOL)
Leadership Counsel for Justice and Accountability
Marin Clean Energy (MCE)
Sonoma County Democratic Party

OPPOSITION

Western Manufactured Housing Communities Association

RELATED LEGISLATION

Pending Legislation:

SB 749 (Allen, 2025) makes changes to the process by which a mobilehome park may change the use of the mobilehome park and terminate a mobilehome owner's residency to do so, and amends the process by which a mobilehome park must offer a previous mobilehome owner a renewed tenancy in a mobilehome park that is rebuilt after being destroyed by a disaster. SB 749 is currently pending in the Assembly Committee on Housing and Community Development.

SB 610 (Wahab, 2025) makes various changes to landlord-tenant law, the Mobilehome Residency Law regarding mobilehome parks, and to the Subdivision Map Act to provide additional protections to tenants and mobilehome owners during or related to disasters, including by providing mobilehome owners a right to return to the mobilehome park after a disaster. SB 610 is currently pending in the Assembly Committee on Housing and Community Development.

AB 925 (Addis, 2025) increases the annual per-lot fee that a mobilehome park must pay upon renewal of its operating permit, and requires, starting January 1, 2027, that every mobilehome park with 50 or more units to have a person available who has knowledge of the park's emergency preparedness plan and who has access to the park's utility systems, fire hydrants, and the exits and entrances under control or ownership of the park. Also amends the details of the required emergency preparedness plan for the mobilehome park, and requires the plan to be in compliance before a permit to operate is issued or renewed for the mobilehome park. AB 925 was held in the Assembly Appropriations Committee.

AB 760 (Ta, 2025) exempts from the requirement that mobilehome park management not rent out the mobilehomes within the park that it owns, except to house employees, when the park prohibits mobilehome park residents from likewise renting out their mobilehomes, when the mobilehome is located in a city or county that is, or has been in the past six months, or is adjacent to such a city or county, under a state of emergency caused by disaster that resulted in housing within the jurisdiction being damaged, destroyed, or rendered uninhabitable. Permits such a mobilehome park to rent out the mobilehomes the park owns for tenancies not to exceed 36 months from the expiration of the state of emergency. AB 760 is currently pending before this Committee.

AB 456 (Connolly, 2025) amends the requirements relating to the sale or transfer of a mobilehome that will remain in the park, and provides that, if mobilehome park

management fails or refuses to notify sellers or prospective purchasers of specified information, certain rights for park management to require repairs or improvements to the mobilehome or to approve tenancy applications of prospective purchasers are waived. AB 456 is currently pending on the Senate Floor.

Prior Legislation:

SB 1408 (Roth, Ch. , Stats. 2024) prohibited mobilehome park management from removing a vehicle from a mobilehome owner or resident's driveway or designated parking space when the vehicle is required or used by the mobilehome owner for work or employment, or advertises a trade or services on its side, unless the vehicle or any part of it extends into the roadway or poses a significant danger.

SB 1190 (Laird, Ch. 162, Stats. 2024) prohibited mobilehome park management from prohibiting or restricting the installation and use of solar energy systems on a resident's mobilehome, and prohibited various specific acts by park management. Included an exception for reasonable restrictions, as defined, and exempted mobilehome parks that rely on a master-meter system to provide residents electricity.

PRIOR VOTES:

Assembly Floor (Ayes 61, Noes 0)

Assembly Judiciary Committee (Ayes 9, Noes 0)

Assembly Housing and Community Development Committee (Ayes 9, Noes 0)
