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DIVISION 2. PROPERTY [654 - 1422] (*Heading of Division 2 amended by Stats. 1988, Ch. 160, Sec. 13.*)

PART 2. REAL OR IMMOVABLE PROPERTY [[755.] - 945.5] (*Part 2 enacted 1872.*)

TITLE 2. ESTATES IN REAL PROPERTY [761 - 817.4] (*Title 2 enacted 1872.*)

CHAPTER 2.5. Mobilehome Residency Law [798 - 799.12] (*Chapter 2.5 added by Stats. 1978, Ch. 1031.*)

ARTICLE 5.5. Homeowners Meetings with Management [798.53- 798.53.] (*Article 5.5 added by Stats. 1989, Ch. 198, Sec. 3.*)

798.53. (a) (1) The management shall meet and consult with the homeowners, upon written request, within 30 days of the request, either individually, collectively, or with representatives of a group of homeowners who have signed a request to be so represented on the following matters:

(A) Resident concerns regarding interpretation, or enforcement or lack thereof, of existing park rules that are not subject to Section 798.25.

(B) Standards for maintenance of trees, driveways, or physical improvements in the park.

(C) Addition, alteration, or deletion of service, equipment, or physical improvements in the park.

(D) Rental agreements offered to existing residents pursuant to Section 798.17 or 798.18.

(E) Resident concerns regarding utility billing or utility charges.

(F) Common area facility hours and availability.

(2) The meeting may be conducted either in person or virtually using telephone, audio-video, or other audio-only conferencing.

(A) Management shall offer in-person and telephone options. If management allows audio-video conferencing options, management shall provide a list of audio-video conferencing options upon request of the homeowner or homeowners.

(B) Management shall comply with the method of meeting requested by the homeowner or homeowners requesting the meeting provided the method was offered by management pursuant to subparagraph (A).

(b) A collective meeting with a group of homeowners shall be conducted only after notice thereof has been given to all the requesting homeowners 10 days or more before the meeting.

(c) If an individual homeowner or group of homeowners consents to be represented at a meeting, management shall meet with either the designated representative on their behalf, or with both the homeowners and the designated representative, as the homeowners may choose in the written request. If requested by an individual homeowner or group of homeowners, a designated representative may participate in a meeting in person, by telephone, or virtually if management allows audio-video conferencing options pursuant to paragraph (2) of subdivision (a).

(d) Management shall permit the attendance of language interpreters at any meeting pursuant to this section. Interpreters may or may not be the homeowner's designated representative.

(Amended by Stats. 2022, Ch. 648, Sec. 1. (AB 2031) Effective January 1, 2023.)