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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 2.7. Floating Home Residency Law [800 - 800.306] (*Chapter 2.7 added by Stats. 1990, Ch. 1505, Sec.*

1.)

ARTICLE 10. Cooperatives and Condominiums [800.300 - 800.306] (*Article 10 added by Stats. 1990, Ch. 1505, Sec. 1.)*

800.300. As used in this article:

(a) "Ownership or management" means the ownership or management of a cooperative or condominium for floating homes.

(b) "Resident" means a person who maintains a residence in a cooperative or condominium for floating homes.

(*Added by Stats. 1990, Ch. 1505, Sec. 1.*)

800.301. A resident may advertise the sale or exchange of his or her floating home or, if not prohibited by the terms of an agreement with the management or ownership, may advertise the rental of his or her floating home by displaying a sign in the window of his or her floating home stating that the floating home is for sale or exchange or, if not prohibited, for rent by the owner of the floating home or his or her agent. The sign shall state the name, address, and telephone number of the owner of the floating home or his or her agent, and shall be 24 inches in width and 18 inches in length.

(*Amended by Stats. 1991, Ch. 942, Sec. 9.*)

800.302. The ownership or management shall not show or list for sale a floating home owned by a resident without first obtaining the resident's written authorization. The authorization shall specify the terms and conditions regarding the showing or listing.

(*Amended by Stats. 1991, Ch. 942, Sec. 10.*)

800.303. The ownership or management shall not require the removal of a floating home from a cooperative or condominium in the event of its sale to a third party.

(*Added by Stats. 1990, Ch. 1505, Sec. 1.*)

800.304. The ownership or management may require the right to prior approval of the purchaser of a floating home that will remain in the cooperative or condominium for floating homes and that the selling resident or his or her agent give notice of the sale to the ownership or management before the close of the sale. Approval cannot be withheld if the purchaser has the financial ability to pay the fees and charges of the cooperative or condominium unless the ownership or management reasonably determines that, based on the purchaser's prior residences, he or she will not comply with the rules and regulations of the cooperative or condominium.

(*Added by Stats. 1990, Ch. 1505, Sec. 1.*)

800.305. No agreement shall contain any provision by which the purchaser waives his or her rights under this article. Any waiver thereof shall be deemed contrary to public policy and void and unenforceable.

(*Added by Stats. 1990, Ch. 1505, Sec. 1.*)

800.306. This chapter applies only to the relationship between the management and the homeowners and residents of floating home marinas. Nothing in this chapter affects residential use of tide and submerged lands, including the public trust doctrine or any legislative grant of tide and submerged lands to a public entity, or the administration of these lands by the State Lands Commission or a legislative grantee. In addition, this chapter does not supplant, lessen, modify, or otherwise affect past or future regulation of

floating homes or floating home marinas by the San Francisco Bay Conservation and Development Commission pursuant to the McAteer-Petris Act.

(Added by Stats. 1990, Ch. 1505, Sec. 1.)