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AB-2031 Mobilehome Residency Law: management meetings with homeowners. (2021-2022)

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Assembly Bill No. 2031

CHAPTER 648

An act to amend Section 798.53 of the Civil Code, relating to mobilehomes.

[Approved by Governor September 28, 2022. Filed with Secretary of State September 28, 2022.]

LEGISLATIVE COUNSEL'S DIGEST

AB 2031, Lee. Mobilehome Residency Law: management meetings with homeowners.

Existing law, the Mobilehome Residency Law, governs tenancies in mobilehome parks, and imposes various duties on the owners of mobilehome parks and the agents and representatives authorized to act on behalf of the owners. Existing law requires management to meet and consult with homeowners upon written request on specified matters.

This bill would further specify the matters on which management is required to meet and consult with homeowners and would add the topics of utility billing and charges and common area facilities. The bill would authorize participation in a meeting to occur in person or by virtual means, as specified, and would require management to comply with the method of meeting requested by the homeowner or homeowners. If an individual homeowner or group of homeowners consents to be represented at a meeting, the bill would require management to meet with either the designated representative on their behalf, or with both the homeowners and the designated representative. The bill would authorize a designated representative to participate in person, by telephone, or by virtual means, as specified, if so requested by an individual homeowner or group of homeowners. The bill would require management to permit the attendance of language interpreters, as specified, at any meeting held pursuant to these provisions.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 798.53 of the Civil Code is amended to read:

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.