Attachment I

Reservation of Rights

(Attachment to RIR)

Reservation of Rights

Applicant hereby sets forth its reservation of rights in respect to closure proceedings and against unlawful, inapplicable and unenforceable closure requirements, with all respect to the County and its agencies. This reservation, submitted for the record, is to make clear that applicant objects, and is not submitting to, any procedure which is unenforceable, illegal or which constitutes a deprivation of applicant's rights. In certain instances, this reservation is for the purpose of exhausting administrative remedies where claims respecting agency discretion could have been applied to avert transgression of the rights of the applicant (where for example, the deprivation of rights is "as applied" and not "on the face" when exhaustion is not required since agencies cannot be expected nor are empowered ot change their own delegated powers).

Applicant reserves all rights, proceeds under protest, does not unwittingly or impliedly waive, release, or relinquish, any rights. Applicant hereby states, for the record, that the proposals offered by the applicant for closure represent or exceed the maximum obligations that may be imposed by law.

Specifically, applicant contends that change of use of a mobilehome park is authorized under the Mobilehome Residency Law (Division 2, Part 2, Title 2, Chapter 2.5 of the California Civil Code, Civil Code §§798, et al. Seq.) (hereinafter "MRL"). See *Civil Code* §798.56. Assistance to the mobilehome tenant in the form of payment for relocation may not exceed the reasonable cost of relocation.[1] This means that the park owner cannot be required to pay for the sited value of the mobilehome which includes sited value of personalty and value of occupation in perpetuity under Civil Code section 798.55(b). Civil Code section 798.55(b) confers upon a mobilehome lessee a statutory tenancy which is the functional equivalent of a life tenancy and beyond (rights survive for the benefit of the purchaser's successors and assigns, per MRL, §798.78).

A park owner cannot be required to pay relocation expense consisting of the value of tenancy (a

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[1] The term "reasonable cost of relocation" is generally interpreted to mean the costs of moving the mobilehome to a different park. That is the interpretation that some courts have given after review. To be classified as a mobilehome, the unit must be at least 40 feet long and 8 feet wide. (See Health and Safety Code §18010). Mobilehomes require permits to be moved on streets and highways. In addition, permits are required for mobilehome installation in parks, and the installation must be inspected for compliance with state requirements. Consequently, mobilehomes are moved by licensed transporters with installation by licensed contractors. Mobilehomes once delivered to the site are "accessorized" with various personalty such as carport awnings, steps, porches, patio awnings, skirting, and storage sheds. None are affixed to the real property and do not become fixtures. All remain personal property of the tenant.

There are other costs associated with mobilehome relocation, including lodging, meals and incidental expenses while the resident is displaced from the their home and the costs of moving furniture and personal property. With respect to lodging and meals, fair and reasonable proposals have been proposed.

commodity made up of the current "value"[2] of interminable possession of the mobilehome space, the coach, plus right of transfer) as a condition of closure (restitution of land he owns).

However, Assembly Bill No. 2782 (eff. January 1, 2021), purports to have amended Section 798.56 and Sections 65863.7 and 66427.4 of the Government Code to require more than reasonable expense of relocation and to condition closure on government's success in dealing with local housing conditions (housing is a public, governmental responsibility, not the private property owner). Applicant contends the new amendments are not enforceable.

The MRL requires the management of a mobilehome park to comply with notice and specified other requirements in order to terminate a tenancy in a mobilehome park due to a change of use of the mobilehome park, including giving homeowners specified notice that the management will request permits for the change of use. Existing law requires a report on the impact of the cessation of use upon the displaced residents. Existing law requires the legislative body or advisory agency to review the report before any change of use, and authorizes the legislative body or advisory agency, as a condition of the change of use, to require the person or entity to take steps to mitigate any adverse impact on the ability of displaced residents to find adequate housing in a mobilehome park.

> 1. Assembly Bill No. 2782 requires the owner to pay for an appraisal that determines the in-place market value of a mobilehome of a displaced resident who cannot obtain adequate housing in another mobilehome park.
>
> 2. The bill would require the person or entity proposing the change in use to pay to a displaced resident unable to obtain adequate housing in another mobilehome park the in-place market value of the displaced resident's mobilehome.
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> 3. The bill would require the legislative body or advisory agency, before approving the change of use, to review the report and any additional relevant documentation and to make a finding as to whether or not approval of the park closure and the park's conversion into its intended new use, taking into consideration both the impact report as a whole and the overall housing availability within the local jurisdiction, will result in or materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households within the local jurisdiction.

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[2] Current "value" is a remarkably different measure that may dwarf, depending on facts, the cost of relocation. "Reasonable cost of relocation," the former measure of tenant entitlement is now discarded in favor of a defacto lottery. A cash award would await a tenant based on market value of the land – the *owner's* property. For tenant's mere occupation of property while owner doing mobilehome park business? That is a taking. See *Cedar Point Nursery v. Hassid.* (same as forcing labor organizers on owner's land if owner voluntarily is doing business). This unconstitutionally insensitive myopia ignores well-established safeguards.

Applicant contends that none of these requirements (per AB2782) is enforceable nor may be lawfully applied to the applicant on the face of the law, nor in any conceivable application of the law to the applicant.

Any effort to go further than as provided by state law would be preempted[3] by state law, and would constitute a taking as explained below.

Clearly, the requirement of relocation assistance in the form of payment for the mobilehome, which then allows the tenant to move the home elsewhere and sell it again, allows the tenant to obtain a double return on the mobilehome. This windfall is at the cost of the park owner and is constitutionally indefensible.

Donald Rooke, et al., v. City of Scotts Valley

Several cases have addressed these requirements. Some cases have been decided at the local court level. In *Donald Rooke, et al., v. City of Scotts Valley*, C.A.6th, July 13, 1990 (unpublished), the Court struck down a re-purchase requirement imposed on the park owner. This important case is a precursor of the authorities we may reasonably expect to follow.

Donald and Marjorie Rooke challenged the law in the City of Scotts Valley. It provided that a mobilehome park could not be converted to any other use, including a reversion to bare land, unless certain conditions were satisfied. If the mobilehome could not be moved, or if the resident refused to accept relocation, the park owner was required to purchase the mobilehome at its *in-place fair market value*. This is the same language used in AB2782.

On November 19, 1986, the Rookes filed their complaint against the City. Their first cause of action stated a claim for damages for inverse condemnation. They alleged that the City's rent control and conversion ordinances together effected a transfer of a possessory interest in the property to the residents and amounted to a taking of property without just compensation in violation of the United States and California Constitutions. In their second cause of action the Rookes sought damages for violations of their civil rights under 42 U.S.C. §1983. And lastly, they sought a judicial declaration that the City's ordinances were unconstitutional, both facially and as-applied.

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[3] Any proposed ordinance is preempted by the Government Code and MRL. Local government cannot add to, alter, or delete the express requirements of the general laws. The MRL preempts local authority (Gregory v. City Of San Juan Capistrano (1983) 142 Cal.App.3d 72 [191 Cal.Rptr. 47], in all areas explicitly covered:

> ...the state legislation comprehensively regulates those aspects of mobilehome park residency it purports to deal with,... Id., at 84-85.

Local requirements at odds with the MRL would inflict constitutional injury and violate the civil rights of the park owner.

The case went to trial on the declaratory relief cause of action and the parties stipulated that the only issue to be determined by the court was whether the conversion ordinance was unconstitutional on its face.

In holding that the Ordinance violated the Plaintiffs' constitutional rights, The Fifth Amendment was cited:

> The protection of private property rights is guaranteed by the Fifth Amendment to the United States Constitution: "No person shall be . . . deprived of due process of law; nor shall private property be taken for public use, without just compensation. Article I, section 19 of the California Constitution similarly provides that compensation is required when property is "taken or damaged."

The Court also held that ". . . a taking occurs when the government physically intrudes upon private property, either directly or by authorizing others to do so. (See, e.g., *Loretto v. TelePrompter Manhattan CATV Corp.* (1982) 458 U.S. 419; *Kaiser Aetna v. U.S.* (1979) 444 U.S. 164; *United States v. Causby* (1946) 328 U.S. 256) But courts have long recognized another type of taking, which may occur when land use regulation "goes too far." (*Penna. Coal Co. v. Mahon*, 260 U.S. at p. 415)

> A regulation which "extinguish[es] a fundamental attribute of ownership" may also constitute a taking of property. (*Agins v. Tiburon*, 447 U.S. at p. 262.) While the rights "to possess, use and dispose" of property are considered to be the three essential strands in the bundle of rights which is commonly characterized as property (*U.S. v. General Motors Corp.* (1945) 323 U.S. 373, 377-378), other rights, such as the right to devise, are also fundamental to property ownership. Thus a unanimous Supreme Court in *Hodel v. Irving* (1987) 107 S.Ct. 2076 recently found a compensable taking even though only that one component of the bundle of rights was affected and even though the economic impact of the regulation was slight.

Nollan v. California Coastal Com'n

(1987) 107 S.Ct. 3141. In this case, the Supreme Court announced a new emphasis on heightened judicial scrutiny of land-use regulations challenged under the Takings Clause. There the majority held there must be a direct "nexus" between the restrictive condition imposed on the landowner and the public purpose behind the regulatory scheme.

It is paramount to note the significance of the fifth amendment in this context. In essence the Takings Clause provides a check on the government's exercise of the police power for the public interest. The ultimate question in considering whether a regulation has gone too far is whether it "forc[es] some people alone to bear public burdens which, in all fairness and justice,

should be borne by the public as a whole." (*Armstrong v. United States* (1960) 364 U.S. 40, 49.)

> It is well known that there is generally a considerable discrepancy between the bluebook value of a mobilehome and its in-place value when installed in a park. The difference is attributable to the location of the mobilehome in the park and the effects of rent control. The impact of section 17.49.060(C) is that the landowner who changes the use of his property becomes obligated to pay his tenants, solely at their option, an amount equal to the value of their personal property plus the lease value of the underlying land.
>
> In conclusion, the Court held:
>
> Together these provisions effect an enforced dedication of the land to perpetual use as a mobilehome park and clearly abrogate the landowner's basic rights to use and possess the property. We see little difference between the effect here and in those cases where property owners are required to subject their property to public use. (*Loretto v. Teleprompter Manhattan CATV Corp.*, 458 U.S. 419 [installation of a television cable]; *Kaiser Aetna v. U.S.,* 444 U.S. 174 [imposition of a navigational servitude]; *Nollan v. California Coastal Com'n*, 107 S.Ct. 3141 [dedication of a public right of way].)

The Court also found the conversion ordinance unconstitutional on the Nollan basis because it failed to substantially advance a governmentally legitimate purpose.

> When examined in the light of the Nollan decision, section 17.49.060(C) of the conversion ordinance does not pass constitutional muster. **A provision requiring park owners to cash out their tenants at a price based in part on the value of the underlying land, does not "substantially advance" the City's stated goals of preserving its stock of mobilehome spaces and ensuring the residents' quiet enjoyment of their homes.** To be sure, it provides a financial boon to the residents who occupy the park which is closing. But it does not directly mitigate the detrimental effects of conversion, namely loss of mobilehome park spaces and displacement of tenants. Indirectly the ordinance may well accomplish the intended result, since the confiscatory restrictions it places on any conversion of mobilehome parks will doubtless ensure that the parks continue to operate as such throughout the City. But if the City wishes to acquire land for that purpose, it must use its eminent domain power and compensate the property owners. (Nollan v. California Coastal Com'n, supra, 107 S.Ct. at p. 3150.)

The ordinance is therefore barred by the Fifth Amendment of the United States Constitution. It requires the tenants be made whole, based on value of mobilehomes attributable to being located

on the property owner's land, in order for the park owner to use his property in the future - the proposed ordinance would essentially require the parkowner to pay for the mobilehome park twice, since he would therefore be purchasing value which is his. The park owner cannot be made to pay for the value which is already his. Moreover, the ability of the tenant to then remove the mobilehome and sell it again makes clear that the ordinance is irrational and overbroad to its intended function and to state law restrictions on reasonable relocation costs.

Dolan v. City of Tigard

(1994) 114 S.Ct. 2309. In that case, the City Planning Commission conditioned approval of Dolan's application to expand her store and pave her parking lot upon her compliance with dedication of land for a pedestrian/bicycle pathway intended to relieve traffic congestion in the City's Central Business District. She appealed the Commission's denial of her request for variances from these standards to the Land Use Board of Appeals (LUBA), alleging that the land dedication requirements were not related to the proposed development and therefore constituted an uncompensated taking of her property under the Fifth Amendment. LUBA found a reasonable relationship between (1) the development and the requirement to dedicate land for a greenway, since the larger building and paved lot would increase the impervious surfaces and thus the runoff into the creek, and (2) alleviating the impact of increased traffic from the development and facilitating the provision of a pathway as an alternative means of transportation.

The Supreme Court held that the demand on the property owner exceeded any rational connection (a nexus or "rough proportionality") between the proposed use and the demands (exactions) made on the property owner. This case is dispositive of the conversion ordinance issue. The uncompensated taking occurs in the demand of relocation assistance which equals the value of the mobilehome as a possibility decided in the discretion of the tenant. The park owner must pay the cited value or the loan value in order to use his own property. Any use of the property is held ransom for payment to the tenants. This is the form of "extortion" to which the Supreme Court made reference in the Nollan case.[4]

The Court specifically held that the demand for a bike pathway was unconstitutional for several reasons. The city's dedication requirements constitute an uncompensated taking of property, because under the well-settled doctrine of "unconstitutional conditions," the government may not

[4] The Dolan Court in referring to Nollan states: "We resolved, however, that the Coastal Commission's regulatory authority was set completely adrift from its constitutional moorings when it claimed that a nexus existed between visual access to the ocean and a permit condition requiring lateral public access along the Nollan's beachfront lot. Id., at 837, 107 S.Ct., at 3148. How enhancing the public's ability to "traverse to and along the shorefront" served the same governmental purpose of "visual access to the ocean" from the roadway was beyond our ability to countenance. The absence of a nexus left the Coastal Commission in the position of simply trying to obtain an easement through gimmickry, which converted a valid regulation of land use into **"an out-and-out plan of extortion."** Ibid., quoting *J.E.D. Associates, Inc. v. Atkinson,* 121 N.H. 581, 584, 432 A.2d 12, 14-15 (1981).

require a person to give up a constitutional right in exchange for a discretionary benefit conferred by the government where the property sought has little or no relationship to the benefit. In evaluating Dolan's claim, the constitutional test first requires that it be determined whether an "essential nexus" exists between a legitimate state interest and the permit condition. If one does, then it must be decided whether the degree of the exactions demanded by the permit conditions bears the required relationship to the projected impact of the proposed development. 107 S.Ct. at 3147.

The findings upon which the city relied did not show the required nexus between the floodplain easement and Dolan's proposed building.[5]

The Court held that the demanded exaction was not related to the intended use of the property. In our case, there is no use of the future property which would bear any connection (nexus) to the displacement of the former tenants. To put the tenants in a better position than if they voluntarily vacated is to impose a burden which cannot be countenanced under the Fifth Amendment, because the cost to the park owner results in a windfall to the tenant, and exceeds the cost for relocation of the mobilehome to another space.[6]

The Court held:

> "Without question, had the city simply required petitioner to dedicate a strip of land along Fanno Creek for public use, rather than conditioning the grant of her permit to redevelop her property on such a dedication, a taking would have occurred. Nollan, supra, 483 U.S., at 831, 107 S.Ct., at 3145. Such public access would deprive petitioner of the right to exclude others, "one of the most essential sticks in the bundle of rights that are commonly characterized as property." Kaiser Aetna v. United States, 444 U.S. 164, 176, 100 S.Ct. 383, 391, 62 L.Ed.2d 332

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[5] "The Community Development Code already required that Dolan leave 15% of her property as open space, and the undeveloped floodplain would have nearly satisfied that requirement. However, the city has never said why a public, as opposed to a private, greenway is required in the interest of flood control. The difference to Dolan is the loss of her ability to exclude others from her property, yet the city has not attempted to make any individualized determination to support this part of its request. The city has also not met its burden of demonstrating that the additional number of vehicle and bicycle trips generated by Dolan's development reasonably relates to the city's requirement for a dedication of the pathway easement. The city must quantify its finding beyond a conclusory statement that the dedication could offset some of the traffic demand generated by the development."

[6] The Court stated in this regard: "Under the well-settled doctrine of "unconstitutional conditions," the government may not require a person to give up a constitutional right--here the right to receive just compensation when property is taken for a public use--in exchange for a discretionary benefit conferred by the government where the property sought has little or no relationship to the benefit. See Perry v. Sindermann, 408 U.S. 593, 92 S.Ct. 2694, 33 L.Ed.2d 570 (1972); Pickering v. Board of Ed. of Township High School Dist., 391 U.S. 563, 568, 88 S.Ct. 1731, 1734, 20 L.Ed.2d 811 (1968)."

(1979)."

In the *Rooke* case, the Scotts Valley conversion ordinance went beyond the mere regulation of mobilehome park conversions. By essentially preventing any change of land use whatsoever, said the Court, ". . .it 'denie[d] an owner economically viable use of his land.' (*Agins v. Tiburon*, 447 U.S. at p. 260.):

> Its provisions interfered with each of the three fundamental rights to "possess, use and dispose" of property. (U.S. v. General Motors Corp., supra, 323 U.S. at pp. 377-378.) And the restrictions imposed did not "substantially advance legitimate state interests." (*Agins v. Tiburon,* 447 U.S. at p. 262; *Nollan v. California Coastal Com'n,* 107 S.Ct. 3141.)

In closing, the Court held that the burden of the conversion could not be placed on the shoulders of the Plaintiffs.

> The ordinance was intended to benefit a favored class of citizens, namely those persons of low or moderate income whose principal asset is the mobilehome which is their residence. No one would dispute that the protection of people whose circumstances make them deserving of "unique protection" (Civ. Code 798.55, subd. (a)) is a worthy objective. **But that does not establish that the Rookes and other park owners may be compelled to absorb the costs of such a '"comprehensive program."'**

Aspen-Tarpon Springs Limited Partnership, v. George Stuart, etc., District Court of Appeal of Florida, First District, Jan. 18, 1994. In this case, relocation assistance was held to be a deprivation of the rights of the land owner because it was excessive (unconstitutional). The ordinance required reimbursement for tenant in place value in the same manner as AB2782.

> . . .we find that section 723.061(2) constitutes an unconstitutional taking of property without compensation. We agree with the trial court that the statute goes far beyond the legitimate goal of reasonably accommodating conflicting interests, in effect coercing mobile home park owners to surrender indefinitely their rights to possess and occupy their land and to exclude others. Once the park owners have rented their property to mobile home owners, they are required by section 723.061(2) to continue doing so unless they buy all the mobile homes or pay to have them moved. **A statute that requires any form of remuneration to recover the right to possess and occupy one's own property would seem to be confiscatory, but the evidence presented to the trial court demonstrated that neither the "buy out" option nor the "relocation" option is even economically feasible.** Therefore, as a practical matter, the challenged statute

> authorizes a permanent physical occupation of the park owner's property and effectively extinguishes a fundamental attribute of ownership, the right to physically occupy one's land."

The Court again relied on the failure of the regulation to advance a governmentally legitimate interest

> "Unlike section 723.033, the regulatory scheme contained in section 723.061(2) does not substantially advance a legitimate state interest, but instead singles out mobile home park owners to bear an unfair burden, and therefore constitutes an unconstitutional regulatory taking of their property. See Agins v. City of Tiburon, 447 U.S. 255, 100 S.Ct. 2138, 65 L.Ed.2d 106 (1980), and cases cited therein."

Guimont v. Clarke

(1993) 121 Wash.2d 586 [854 P.2d 1], *cert. denied*, 114 S.Ct. 1216, 127 L.Ed.2d 563 (1994). In this case, the same issue was presented. Again, the requirement of value or equity buy-outs was rejected.

> "The amount of money a park owner must pay under the Act is substantial. In fact, under a worst case scenario, the size of the park owner's obligation is staggering. If the relocation assistance fund lacks sufficient resources to pay its share of the burden, the Act leaves park owners liable for paying the entire amount of the relocation assistance--up to $7,500 for each tenant in the park. For example, if a mobile home park has 100 pads, the park owner could be responsible for paying $750,000 solely because the owner wants to exercise his or her right to close the business. . . . park owners must directly pay relocation assistance even to those tenants who are not financially burdened . . . [T]he imposition of costs on closing a business cannot be avoided in this manner. We conclude the Act is unduly oppressive and violates substantive due process."

Obviously, requiring the park owner to fund mobilehome buyouts is unconstitutional whenever challenged. The legal authority in the field has held on-site value as a relocation allowance to be unconstitutional.

Cedar Point Nursery v. Hassid

In *Cedar Point Nursery v. Hassid*, two California-based agricultural businesses asked the Supreme Court to invalidate California's unlawful union access regulation, which requires all agricultural employers to allow union organizers access to their private property for up to three hours a day, 120 days a year—for the purpose of trying to recruit new members. When unions

access these private facilities, they often disrupt business operations and intimidate employees. What was at stake? The fundamental right to exclude people from private property.

The Supreme Court held that the law gave rise to a "per se" physical taking, in large part because it eliminated the property owner's right to exclude third party strangers to the property. The right to exclude, as when a lease terminates and the right to reversion is expected, is of "central importance to property ownership" and if the government intrudes upon that right — whether by "regulation (or statute, or ordinance, or miscellaneous decree)," the government must pay compensation. The failure to provide adequate and sufficient housing is government's responsibility and cannot be saddled on private property. If government wants the private property owner to solve government's need for more housing—by contributing property to the government cause—government must pay for it.
The Supreme Court agreed to hear the case. The Court reversed the Ninth Circuit's decision and ruled in favor of the private property owner. Chief Justice Roberts wrote for the majority that

> "the access regulation appropriates a right to invade the growers' property and therefore constitutes a per se physical taking."

The opinion emphasized that the short duration of time during which the regulation allowed entry onto property was irrelevant, and the length of the appropriation "bears only on the amount of compensation." The opinion affirmed that physical invasions are takings even if they are intermittent instead of permanent, citing *United States v. Causby*, the 1946 decision in which the Court held that occasional low-altitude military overflights had effected a taking (although in Causby the overflights had destroyed the owners' business). And private property does not "lose its private character" even if it is open to the general public.

Conclusion

For the foregoing reasons, application of in-place valuation (as provided under AB2782) cannot be administered to the property owner.

All rights are reserved during administrative processing of closure.

LIST OF EXHIBITS

Exhibit 1	HCD Permit to Operate
Exhibit 2	Certified Appraisal Report
Exhibit 3	Aerials and Site Plan
Exhibit 4	California Government Codes 65863.7
Exhibit 5	2023 California Mobile Home Residency Law
Exhibit 6	HCD Mobile Home Parks San Bernardino and Riverside Counties
Exhibit 7	Inventory of Mobile Homes in the Park & Terms of Tenancy
Exhibit 8	County of San Bernardino Senior Housing
Exhibit 9	2020 Housing Element Technical Report San Bernardino Countywide Plan
Exhibit 10	County Maps
Exhibit 11	Mobile Homes for Sale
Exhibit 12	Resident Owned Mobile Home Parks
Exhibit 13	Apartment Rentals
Exhibit 14	Mobile Home Movers
Exhibit 15	Helpful Hints on Moving your Mobile Home
Exhibit 16	Sheds
Exhibit 17	Per Diem Rates, IRS Publication 1542
Exhibit 18	Rates for Lodging
Exhibit 19	Moving Company Bids

Exhibit 1

HCD Permit to Operate

ANNUAL

PERMIT TO OPERATE

February 28, 2023

State of California
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

Park ID No.
36-0145-MP

Inc or Unc	Mobilehome Lots With Drains	Recreational Vehicle Lots With Drains	Lots Without Drains	Total Lots
U	34	66	0	100

OPERATOR

TDC GLEN HELEN MASTER LESSOR LLC
1900 W LOOP SOUTH SUITE 1300
HOUSTON, TX 77027

PARK NAME & ADDRESS

GLEN HELEN
1924 GLEN HELEN ROAD
SAN BERNARDINO, CA 92407

CONDITIONAL USES

Emergency Preparedness Plan - May 19, 2011

Fire Hydrant System Status: Certified test results on file

THIS PERMIT EXPIRES February 29, 2024

THIS PERMIT IS ISSUED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA HEALTH AND SAFETY CODE AND IS SUBJECT TO SUSPENSION OR REVOCATION AS PROVIDED THEREIN. THIS PERMIT IS NOT TRANSFERABLE. THE DEPARTMENT SHALL BE NOTIFIED WITHIN 30 DAYS OF ANY CHANGE OF NAME, OWNERSHIP OR OPERATOR.

P.O. Box 278180
Sacramento, CA 95827-8180
(916) 445-9471
From TDD Phones: 1-800-735-2929
From Voice Phones: 1-800-735-2922

POST IN A CONSPICUOUS PLACE

HCD-MP 503 (Rev. 03/2000)

Exhibit 2

Certified Appraisal Report

RETROSPECTIVE APPRAISAL REPORT OF:

Eight Manufactured/Mobilehomes and Two Park Models (Chattel)
within the *Glen Helen Mobile Home Park* located at 1924 Glen Helen Road,
in an unincorporated area of San Bernardino County, CA 92407

CLIENT / PREPARED FOR:

Transwestern Development Company c/o
Mr. Colin Higgins, Law Office of Snell & Wilmer
600 Anton Boulevard, Suite 1400, Costa Mesa, CA 92626

PREPARED BY:

Terence M. Connolly, MAI, ASA, AI-GRS
California State Certified General Real Estate Appraiser
WESTATES Appraisal Group, Inc.
R.E. Valuation and Consulting

PREPARED ON:

Retrospective Date of Value (DOV): January 20, 2022
Date of Report (DOR): July 7, 2023

WESTATES Appraisal Group, Inc.
Real Estate Valuation and Consulting
INLAND EMPIRE & LA COUNTY OFFICES
IE Office: 43386 Business Park Drive, Temecula, CA 92590
Mail: PO Box 890822, Temecula, CA 92589-0822
(951) 302-7797 / Fax (951) 346-9270 / appraisals@WESTATESCorp.com

July 7, 2023

Mr. Colin Higgins
Law Office of Snell & Wilmer
600 Anton Boulevard, Suite 1400, Costa Mesa, CA 92626

Subject: Eight Manufactured/Mobilehomes (M6, M36, M1, F1, M32, M27, M3, and M15) and two Park Model Homes (M20 and R44) within the *Glen Helen Mobile Home Park* located at 1924 Glen Helen Road, (unincorporated area of) San Bernardino, San Bernardino County

Dear Mr. Colin Higgins:

At your request, I performed a USPAP-compliant appraisal of the above-referenced property. The appraised Date of Value (DOV) is retrospective to January 20, 2022 as requested. The Date of Report (DOR) is July 7, 2023. The value estimated considers the subject property's Highest and Best Use and provided details.

The intended use of the appraisal is reportedly to estimate the market value of the subject properties for internal decision making purposes related to closing the Glen Helen Mobile Home Park. The Clients and Intended Users of this appraisal are Transwestern Development Company and case respondent Mr. Colin Higgins with the Law Office of Snell & Wilmer, and his related designated representatives only.

The appraised subject is the fee simple interests in eight Manufactured/Mobilehome/Coaches (on Spaces M6, M36, M1, F1, M32, M27, M3, and M15) and two "Park Models" (M20 and R44) within the *Glen Helen Mobile Home Park*. The mobilehome park (MHP) where the units are located is at 1924 Glen Helen Road in the city of San Bernardino, in San Bernardino County, CA.

Based on analysis within this report and supporting documentation in the workfile, it is my opinion that the Market Value of the fee simple interests in the subject properties on the DOV, subject to the Certification, Assumptions and Limiting Conditions, and any Extraordinary Conditions in this report, as of January 20, 2022 are:

MOBILE/MANUFACTURED HOMES:

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M6	2015	1,012	$105,000	$120,000	$115,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M36	1971	1,440	$55,000	$80,000	$68,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M1	1973	1,008	$40,000	$60,000	$47,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
F1	1970s	880	$35,000	$50,000	$42,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M32	1982	915	$10,000	$54,000	$27,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M27	1983	854	$10,000	$51,000	$31,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M3	1982	868	$10,000	$52,000	$26,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M15	1980s	897	$10,000	$53,000	$27,000

PARK MODELS:

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M20	1960s	336	$3,000	$10,000	$5,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
R44	1990s to 2000s	380	$3,000	$12,000	$7,500

The subject Market Values are based on the following *Hypothetical Condition* assumed for valuation purposes, that may have affected the assignment results:

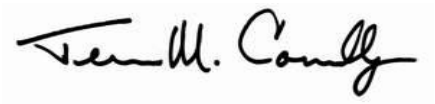
- **the subject mobilehomes are valued as if in spaces within the Glen Helen Mobilehome Park (MHP) that assumedly had the amenities and characteristics described and as if open and operating on the valuation date.**

This real estate appraisal report has been prepared in conformity with Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

This report has not been prepared for use in a federally related transaction. The appraiser is not responsible for unauthorized use of this report. There is no personal property included in the subject valuation.

The following narrative report presents data and analyses on which I based my conclusions with other supportive data in the workfile. This letter of transmittal and contained information is invalid if not accompanied with, and part of, the entire appraisal report.

Respectfully submitted,



Terence M. Connolly, MAI, ASA, AI-GRS
CA State Certified General Real Estate Appraiser #AG009708, Expires 11/01/2024

The content of this Appraisal Report is consistent with the intended use of the appraisal and the following are required statements provided under Standard Rule 2 of USPAP to include:

i. The Identity of the Client and Any Intended Users, by Name or Type:

The Clients and Intended Users of this appraisal are Transwestern Development Company and case respondent Mr. Colin Higgins with the Law Office of Snell & Wilmer, and his related designated representatives only.

ii. The Intended Use of the Appraisal:

The intended use of the appraisal is reportedly to estimate the market value of the subject properties for internal decision making purposes related to closing the Glen Helen Mobile Home Park.

iii. Summary of Information Sufficient To Identify the Real Estate or Personal Property Involved In The Appraisal, Including the Property Characteristics Relevant to the Assignment:

The appraised subject is the fee simple interests in eight Manufactured/Mobilehome/Coaches (on Spaces M6, M36, M1, F1, M32, M27, M3, and M15) and two "Park Models" (M20 and R44) within the *Glen Helen Mobile Home Park*. The mobilehome park (MHP) where the units are located is at 1924 Glen Helen Road in the city of San Bernardino, in San Bernardino County, CA. The *Glen Helen Mobile Home Park* has a San Bernardino city mailing address but is not located within the city of San Bernardino. The *Glen Helen* MHP is identified as Assessor's Parcel Numbers (APNs) 0349-201-09 and 24.

The subject properties are Manufactured/Mobilehome/Coaches and Park Models and are identified by the MHP space number locations; they do not have legal addresses. The units are referenced per typical market practice as Manufactured Homes if constructed in 1976 or later, and as Mobilehomes if constructed before 1976. However, all Manufactured/Mobilehome/Coaches references are interchangeable, also referenced as units, since their valuations are more typically based on size, style and effective age categories identified later in this report. The two Park Model homes or units are effectively recreational vehicles as defined for licensing purposes.

On the most recent property inspection date, the Unit M6 interior was inspected. Given the age of the mobilehomes and park models, the interior construction quality and conditions of these units were assumed to be considered "average"; the Appraiser reserves the right to amend this valuation should information to the contrary be available, provided and confirmed.

A search of the *MLS* and *MHousing* sources indicated the mobilehome on site M36 was listed for sale in 2014, which is outside of a typical scope of time consideration and value influence. No other units had sale or ownership information.

Brief descriptions of each of the subject Manufactured/Mobilehome/Coach units based on their space locations were based on available or provided information and exterior visual inspection as follows:

Space M6 has a 2015 Fleetwood Crown Pointe manufactured home. It is a 1,012 SF doublewide unit with living room, kitchen, master bedroom, bedroom, two bathrooms and laundry room. The kitchen includes granite countertops, two bin stainless steel sink, stainless steel refrigerator, gas stove, dishwasher, and center island. It has a 12 x 63 foot carport and 120 SF storage shed. It has been retrofitted for handicapped access with a remodeled master bathroom, wheelchair lift, and concrete sitework.

Space M36 has a 1971 Silvercrest made doublewide mobilehome. Access to this site was not available and given the perimeter fencing constructed around the site, very little description was observable. The coach appears to have wood siding, a concrete tile roof and metal carport. An expired listing for this unit from 2014 indicates a 1,440 SF coach size with two bedrooms and bathrooms. No other information was available for this unit.

Space M32 has a 1982 Fuqua Manor singlewide manufactured home with side add on. Access to this site was not available. The street level inspection and measurements indicate a 915 SF original unit size with add-ons that bring the total size to 1,131 SF. The unit appears to have wood siding, metal awning, and raised deck / patio. No other information was available for this unit and there were no permit histories to indicate that the add-ons were permitted.

Space M27 has a 1983 Fuqua Manor singlewide manufactured home with side add on. Access to this site was not available. The street level inspection and measurements indicate an 854 SF original unit size with add-ons that bring the total size to 1,144 SF. The unit appears to have wood siding and wood awning / canopy. No other information was available for this unit and there were no permit histories to indicate that the add-ons were permitted.

Space M1 has a 1973 Baywood double wide mobilehome. Access to this site was not available. The street level inspection and measurements indicate a 1,008 SF unit size. The unit appears to have wood siding, metal carport, and covered patio. No other information was available for this unit.

Space M3 has a 1982 Skyline Homette single wide manufactured home with side add on. Access to this site was not available. The street level inspection and measurements indicate an 868 SF original unit size with add-ons that bring the total size to 1,208 SF. The unit appears to have metal siding and covered patio. No other information was available for this unit and there were no permit histories to indicate that the add-ons were permitted.

Space M15 has a singlewide mobilehome with add on. No manufacturer information was available for this unit. The street level inspection and measurements indicate an 868 SF original home size with add-ons that bring the total size to 1,415 SF. The home appears to have wood siding and covered patio. No other information was available for this home and there were no permit histories to indicate that the add-ons were permitted.

Space M20 has a park model recreational vehicle. No manufacturer information was available for this unit. Access to this site was not available. The street level inspection and measurements indicate a 366 SF park model size. The park model appears to have metal siding and wood deck. No other information was available for this home.

Space F1 has what appears to be a doublewide mobilehome. No manufacturer information was available for this unit. Access to this site and clear sightlines to the unit were not available. The street level inspection and measurements indicate an 880 SF unit size with add-ons of unknown size. It was also not determined if the add-ons were livable or enclosed storage. The unit appears to have wood siding composite shingle roof. No other information was available for this unit.

Space R44 is occupied by a park model with wood canopy cover. Based on the exterior only inspection this park model appears to be a Fleetwood Prowler constructed in the 1990s or 2000s. Access to this site was not available. The street level inspection and measurements indicate a 380 SF park model size. The exterior inspection indicates that the wood canopy is not attached to the park model and the park model is not permanently affixed to the site. No other information was available for this unit.

Glen Helen Mobile Home Park

The subject *Glen Helen Mobile Home Park* was constructed in 1950 and is licensed for 34 mobilehome spaces and 66 RV spaces. At an unknown time the park was converted to a nudist resort and operated as Freedom Acres – The Resort. A representative of the current owner of the park reports that the business entity that operated the park owned up to 80% of the units within the park. After the onset of COVID-19 and the resulting business shut downs in the second quarter of 2020, the resort was closed and the owners declared bankruptcy. Freedom Acres – The Resort as a business closed permanently with the bankruptcy.

In June of 2021 the park was purchased by TDC Glen Helen Owner LLC. While the park was purchased along with the mobilehomes and RVs owned by the seller, the mobilehomes under private ownership, including those appraised in this report, did not transfer as part of the sale. Despite a search of available records, no prior transfers of the subject units were uncovered in the past three years.

The park, prior to its closing, had site improvements that reportedly included asphalt paved streets and dirt roads, a concrete block wall perimeter, a guard gate, street lighting, and some perimeter fencing. It was landscaped with mature trees, shrubs, ground cover and natural vegetation.

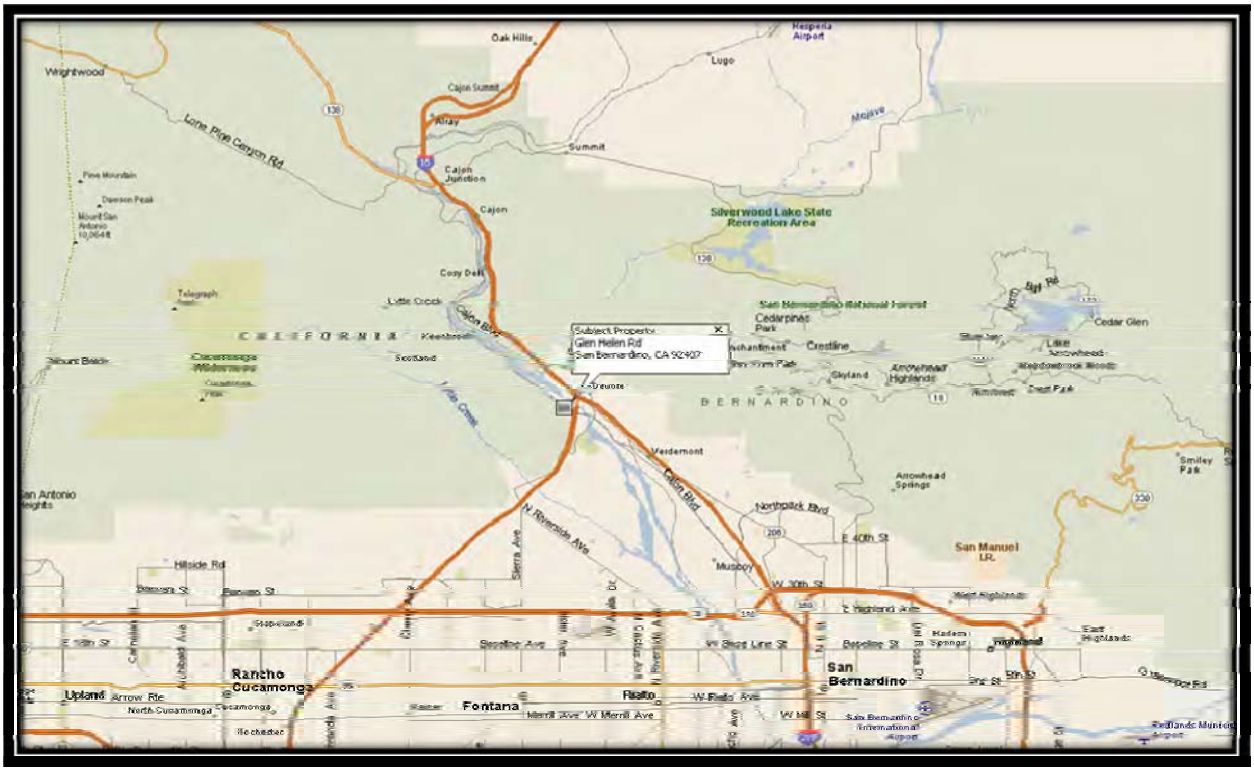
According to a previous sale listing of the *Glen Helen Mobile Home Park* from when it was in operation, building improvements reportedly included: a 3,000 SF restaurant with a bar, 1,623 SF restaurant with a snack bar, a 1,000 SF administrative office building, a pool with a deck and podium, a heated pool, 2 spas, a tennis court and a volleyball court. The RV park portion of the MHP included a laundry facility, restrooms, showers and a large park.

According to the County of San Bernardino's *online map viewer*, the *Glen Helen Mobile Home Park* is within the Glen Helen Specific Plan with a DR–Destination Recreational zone designation. A mobilehome park was a legal use when the park was in operation.

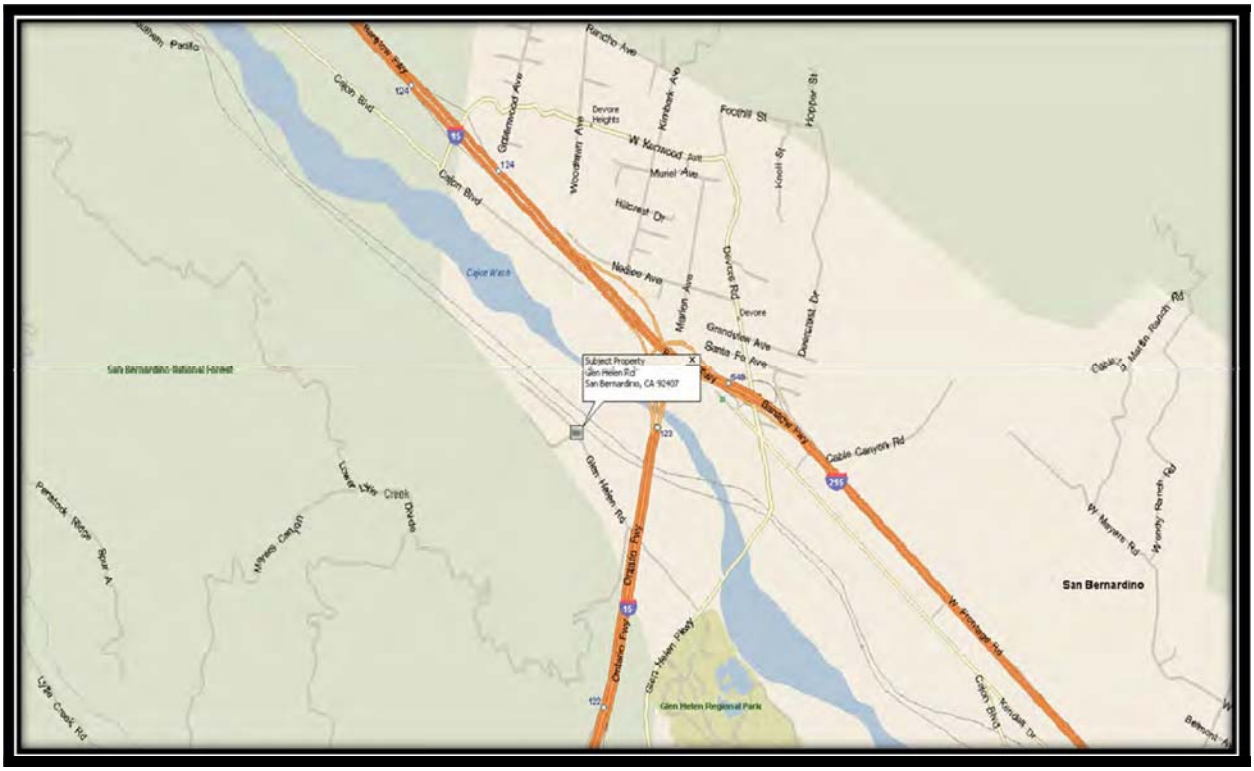
The appraisal Client is familiar with the property location and surroundings, making detailed Regional and Area descriptions unnecessary.

Illustrations of the subject property's general and specific location follow:

SUBJECT REGIONAL LOCATION MAP



SUBJECT AREA LOCATION MAP

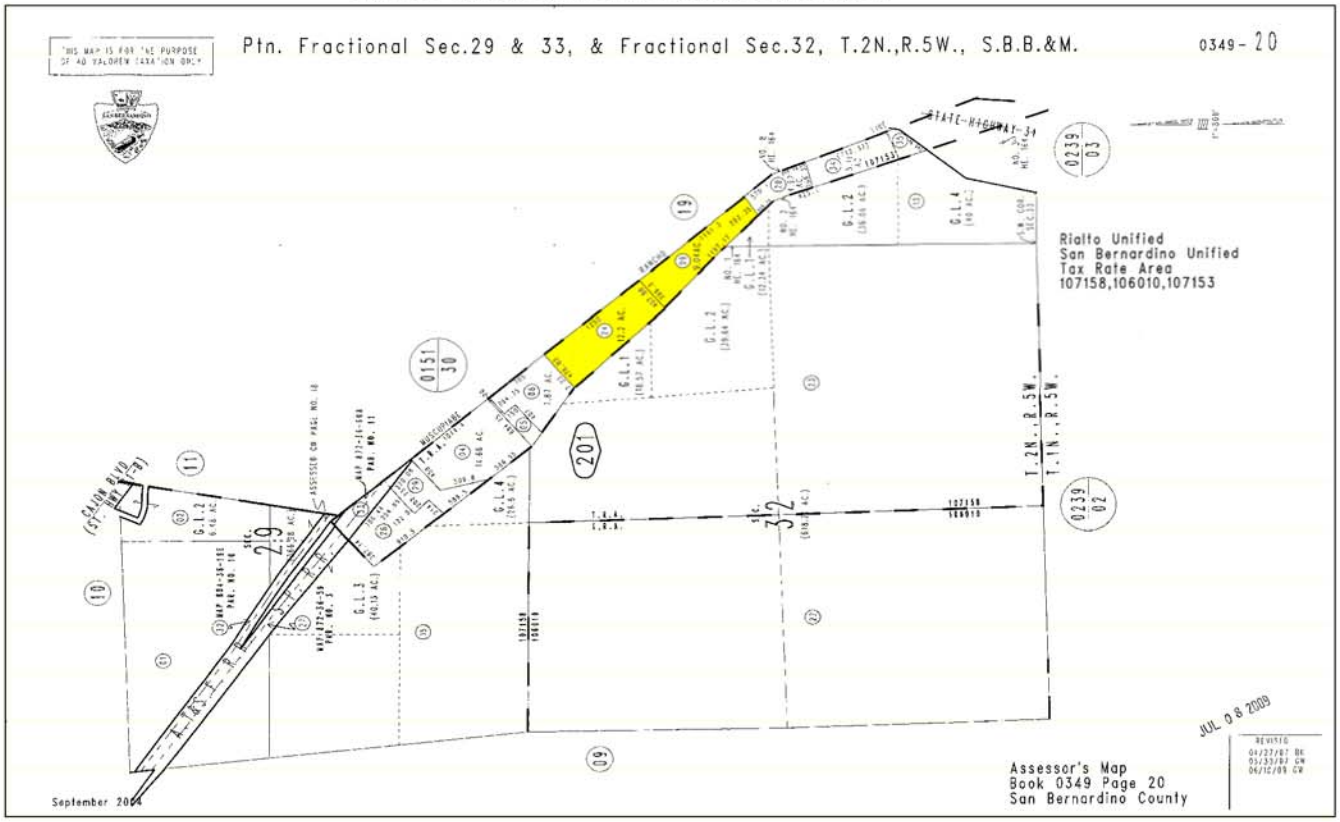


SUBJECT MOBILEHOMES MHP LOCATION AERIAL

1924 Glen Helen Road, San Bernardino, CA

APNs 0349-201-09 and 24

MHP ASSESSOR PARCEL MAP



iv. The Property Interest Appraised:

The interest or estates appraised in the subject mobilehomes are of the fee simple interests. This also corresponds to the most likely buyer, comparable sale indications, and highest and best use of the subject chattel property.

The **fee simple** estate is defined as:

> Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the four government powers of taxation, eminent domain, police power, and escheat.

(SOURCE: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Edition, 2015)

v. Type And Definition Of Value And Source Of The Definition:

Market Value means the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not effected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(1) buyer and seller are typically motivated;
(2) both parties are well informed or well advised, and acting in what they consider their own best interests;
(3) a reasonable time is allowed for exposure in the open market;
(4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
(5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(SOURCE: Office of the Comptroller of the Currency (OCC), 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Def. (g); FIRREA Title XI, Section 34.42 (f), and Federal Deposit Insurance Corporation (FDIC) Final Rules, 12, CFR Part 323.2(f))

vi. Effective Date of the Appraisal and Date of the Report:

The effective date of the value in this Retrospective Appraisal Report, as established by information from the client, is January 20, 2022. The report is dated July 7, 2023.

vii. Scope of Work Used to Develop the Appraisal:

Before entering into this agreement, the appraiser established the Scope of Work that included the value definition, fee, type of report and content, and the client understands the utility of this summary content Retrospective Appraisal Report.

This appraisal report has been prepared for the exclusive benefit of the client to whom the report is addressed. The appraisal may not be used or relied upon by any other party except the addressee-client or assignees.

The scope of the appraisal consisted of the completion of all tasks required under Standard 1 of USPAP. USPAP's Scope of Work Rule "necessary to produce credible assignment results" was established and adhered to for this appraisal assignment. The scope was determined by the appraiser based on discussions with the clients and consideration of similar intended use valuations.

The assignment required investigating sufficient data relative to the subject property to derive an opinion of value. The depth of the analysis was intended to be appropriate in relation to the significance of the appraisal problem. There was no subject property owner or representative contact, with the Client's understanding and approval.

Also, property details including usable areas were reasonably estimated based on physical inspection, client and source reported data, and Google Earth views included in the Appraiser workfile. The overall description and current and apparent conditions were all estimated from the sources and inspection.

Factual information regarding land use regulations, flood and earthquake zone information, and other regulations was obtained from public information sources. Existing land use regulations were considered, as well as current economic conditions, in determining the highest and best use of the property.

Extensive demographic information and area details, though all considered, were not pertinent for presentation in this report since the intended users are familiar with the property and influencing factors.

The market data considered were derived from a variety public and private subscription sources including but not limited to CoreLogic public records, MLS, brokerage websites, local and regional brokers, property owners and others. Extensive attempts were made to verify and confirm all available sales, listing and other valuation data, and compare all for reasonableness.

The subject valuation is based on these data, which are assumed to be accurate. Should any different data become available, the appraiser reserves the right to amend the valuation.

viii. Summary of the Information Analyzed, Appraisal Methods and Techniques Employed, and Reasoning that Supports the Analyses, Opinions, and Conclusions; Exclusion of Sales Comparison Approach, Cost Approach, or Income Approach Explained:

Appraisal Methodology – The subject properties are assumedly owner-occupied mobile and manufactured homes and set/operating within an existing, amenitized MHP. This appraisal was made under the Hypothetical Condition for valuation purposes assumption that the MHP was open, operating, and homes were available for sale and occupancy. The Sales Comparison Approach to value the subject property was warranted as the subject properties are units that are commonly traded. Also, the Sales Comparison Approach typically best measures the fee simple interest in the Highest and Best Use and Market Value. As stated, supporting data may be maintained in the workfile with not all data included in this appraisal report.

The Cost Approach to estimate the market value was not warranted since the mobilehomes and manufactured homes are not constructed in place and are purchased from and delivered by home dealers. Mobilehome costs are also available from dealers and, more typically used for hused mobilehomes, there is the NADA Mobilehome cost source. However, these prices, typically much lower than within MHP sale prices, do not include amenities and in-place setup values.

The Income Approach was not warranted since there was no evidence that similar undeveloped site properties are leased to tenants.

Exclusion of the two approaches does not reduce the valuation reliability or violate USPAP requirements.

SALES COMPARISON APPROACH VALUE ESTIMATE

Sales Comparison Approach

This approach is based on the theory of substitution and reflects how buyers and sellers react in the market. It is a market indicator of value and is traditionally used as a primary approach in valuing owner-occupied and other actively sold properties of all types. This approach requires the appraiser to collect sale data on similar properties and compare each to the subject property.

As the subject is in a semi-rural residential area north of San Bernardino, there were no MHPs in the immediate vicinity. Consequently, mobile and manufactured home sales since January 2020 within a somewhat wide 25-mile radius from the subject were examined, as would likely reflect buyer actions. This relatively wide radius was necessary given the lack of other MHP parks and consequently mobile/manufactured home/coach sales in the local subject area, as well as very limited sale data for the less prevalent singlewide homes in the general market. This radius provided a sufficient amount of sale date from which to select comparable sales.

A predominant trend was observed through the sale data prices indicating a direct correlation between mobile/manufactured home ages and unit types. Three distinct categories were observed from these trends based on the type of unit, singlewide or doublewide, and the age of the unit. Based on these trends, subject units are separated into three tiers: ***Doublewide Manufactured Homes constructed after 2010***, ***Doublewide Manufactured Homes constructed prior to 2010***, and ***All Singlewide Homes*** (there was no market data showing measurable differences based on constructed age).

The use of these three tiers allows for efficient analysis of the data recognizing differences in the physical characteristics of the homes appraised for this analysis. (The two park models, M20 and R44, are addressed separately after the singlewide home analysis). The three tiers are defined as:

Doublewide Manufactured Homes Constructed After 2010: This tier consists of the doublewide homes manufactured after 2010. The home located at M6 is the only home among the subject property that falls into this category.

Doublewide Manufactured Homes Constructed Prior to 2010: For the subject park, this tier consists of those doublewide homes manufactured from 1970 to 1973. The 3 homes in this tier – M36, M1, and F1 - were in an 880 SF to 1,440 SF size range with a 1,109 SF mean size and a 1,088 median size.

All Singlewide Homes: This tier consists of all singlewide homes. These units, on Spaces M32, M27, M3, and M15, were estimated to have been manufactured from 1982 to 1983 with M15 estimated to have had a portion constructed in the 1980s. The four homes in this tier were estimated to be in a 1,131 SF to 1,415 SF size range with a 1,047 SF mean size and a 1,176 SF median size. Excluding owner add-ons which may or may not be permitted, the unit sizes range from 854 SF to 915 SF.

The subject homes and their tiers are illustrated in the table:

Doublewide Homes Constructed After 2010				
Space:	**Home Type**	**Est. Size**	**Est. Age**	**Home Type**
M6	Doublewide	1,012	2015	Fleetwood Crown Pointe
Doublewide Homes Constructed Before 2010				
Space:	**Home Type**	**Est. Size**	**Est. Age**	**Home Type**
M36	DW	1,440	1971	Silvercrest
M1	DW	1,008	1973	1973 Baywood
F1	DW	880		Unknown
Singlewide Homes				
Space:	**Home Type**	**Est. Size**	**Est. Age**	**Home Type**
M32	SW w/ CA Room	1,131	1982	Fuqua Manor
M27	SW w/ CA Room	1,144	1983	Fuqua Manor
M3	SW w/ CA Room	1,208	1982	82 Skyline Homette
M15	SW	1,415	1980s	Unknown
Park Model RVs				
Space:	**Type**	**Est. Size**	**Est. Age**	**Home Type**
M20	Park Model	336	1960s	Unknown
R44	Park Model	380	90s/00s	Travel Trailer

Tier Analysis: Doublewide Homes Constructed After 2010

This tier consists of those doublewide homes manufactured after 2010. There is only one sale in this tier: M6, which was constructed in 2015 and is 1,012 SF. For this analysis nineteen sales occurring from 2020 to 2021 were examined. These had prices in a $100,000 to $180,000 range with a $120,000 median and a $129,702 mean.

From these sales a narrowed range of ten sales were selected for additional analysis based on the characteristics of the individual homes. The selected homes were in a 960 SF to 1,380 SF size – bracketing the subject – and had prices in a $113,000 to $145,000 price range. The price per foot range results were generally from $88/SF to $121/SF with a $108/SF average and a $111/SF median. The comparable mobilehomes were constructed from 2016 to 2020, the majority having been constructed in 2018. These sales are shown in the following table.

Address	Unit No.	Park	Amenities	Rent	Bed/Bath	Size (SF)	Year Built	Sale Date	Sale Price	$/SF
2851 La Cadena, Colton		Cadena Creek MHP	Club, Pool	$840	4,2	1,288	2018	1/25/2020	$113,000	$87.73
721 E 9th St, San Bernardino	88	Santiago Mountain View	Club, Play, Bball	$495	3,2	1,200	2018	1/26/2021	$113,000	$94.17
1155 S. Riverside Avenue, Rialto	105	Santiago Parkside Estates	Club, Pool, Ball, RV Stg.	$768	3,2	1,380	2018	4/29/2021	$130,000	$94.20
24414 University Avenue, Loma Linda	150	University MH Estates	Club, Play	$800	3,2	1,296	2017	2/26/2020	$133,440	$102.96
26297 E. Baseline Street, Highland	20	Fairway Mobile Estates	Pool	$650	3,2	1,040	2018	10/23/2020	$115,000	$110.58
17455 Marygold Avenue, Bloomington	97	Bird of Paradise ME	Club, Play	$695	2,2	1,022	2020	1/7/2021	$114,500	$112.04
12550 Main Street, Hesperia	114	Willow Oak Estates	Club, Pool	$660	2,2	1,274	2018	11/24/2021	$145,000	$113.81
8086 Mission Boulevard, Jurupa Valley	15	Jurupa Hills Mobile Park	Club, Pool	$750	3,2	960	2018	6/17/2021	$115,000	$119.79
8086 Mission Boulevard, Jurupa Valley	30	Jurupa Hills Mobile Park	Club, Pool	$750	3,2	1,325	2020	12/19/2020	$159,000	$120.00
2505 Foothill Boulevard, San Bernardino	37	Sequoia Plaza MHP	Club, Pool, Play, RV Stg.		2,2	1,188	2016	10/20/2021	$144,000	$121.21

All of the sales were located in mobilehome parks that had superior construction characteristics to the subject (asphalt paved streets with concrete or tenant installed curbing, concrete block perimeter walls, uniform mobilehome space widths and depths, and home sites wide enough to accommodate doublewide homes). Conversely, the subject MHP's amenities that reportedly included two restaurants, a bar, snack bar, office building, two pools, sundeck, two spas, a tennis court, a volleyball court, laundry facilities, and a large park, were superior to the majority of the MHPs where the home sales occurred. These MHPs typically only had clubhouses and pools, and some also had playgrounds.

None of the sold mobile/manufactured homes had exactly identical features as subject homes, based on available information. Therefore, this analysis gave most weight to those sales generally in the middle of 960 SF to 1,040 SF size range, but all with 2 bedrooms and 2 bathrooms. Based on this sale data, the value ranges for the subject home in this tier was estimated to be from $105,000 to $120,000. Given the subject characteristics and those of the most similar sales, the range of potential values for subject Unit M6 are as follows:

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M6	**2015**	**1,012**	**$105,000**	**$120,000**	**$115,000**

Tier Analysis: Doublewide Homes Constructed Before 2010

This tier consists of doublewide homes manufactured before 2010, similar to three of the subject mobilehomes in this tier: spaces M36, M1, and F1. These were reportedly constructed in 1971, 1973, and at an unknown date, respectively. Unit F1 was obstructed from street view and had limited visibility, but it is estimated to be of similar construction as homes on spaces M36 and M1. The F1 home did appear to have been expanded through owner renovations. For this analysis there were 22 sale comparables in a 2020 to 2022 age range, and in a $42,000 to $95,000 price range with a $68,250 median and a $68,473 mean.

From these sales, a narrowed range of eight sales were selected based on the mobilehome characteristics. The selected homes were in an 880 SF to 1,440 SF size range bracketing the 880 SF, 1,008 SF and 1,440 SF subject homes. These comparables sold in a $50,000 to $80,000 price range or equivalent $35/SF to $65/SF price range, with a $49/SF average and a $48/SF median. The comparable mobilehomes were constructed from 1968 to 1980, with a median year built of 1976. These sales are shown in the following table.

Address	Unit No.	Park	Amenities	Rent	Bed/Bath	Size	Year Built	Sale Date	Sale Price	$/SF
2151 W. Rialto Avenue, San Bernardino	32	Hillside Estates	Club, Pool, Play, Laundry, Bball		3,2	1,440	1980	5/27/2020	50000	$34.72
2930 Rialto Avenue W, Rialto	12	Peppertree	Clubhouse, Pool, RV Storage	$820	3,2	1,344	1970	1/11/2021	53000	$39.43
2505 Foothill Blvd, San Bernardino	198	Sequoia Plaza MHP	Club, Pool, RV Storage	$495	2,2	1,440	1971	3/2/2021	66800	$46.39
22899 Bryon Road, Crestline	44	Valley of Enchantment	Club, Laundry	$634	2,2	1,200	1976	3/2/2020	57000	$47.50
2250 W. Chestnut, San Bernardino	85	Royal York	None		2,2	1,344	1979	8/5/2020	65000	$48.36
7908 Tokay Avenue, Fontana	14	Tokay Manor	Club, Pool, Spa	$900	3,2	1,440	1976	4/1/2021	80000	$55.56
1155 S Riverside Ave, Rialto	30	Rialto Mobile Vista	Club, Pool, Spa, Gym, RV Stg	$680	2,2	880	1968	9/23/2020	50000	$56.82
494 S. Macy Street, San Bernardino	22	San Bernardino Spa	Club, Pool, Play	$700	2,2	1,152	1980	3/8/2021	75000	$65.10

All of the sales were located in mobilehome parks that had superior construction characteristics to the subject (asphalt paved streets with concrete or tenant installed curbing, uniform mobilehome space widths and depths, and home sites wide enough to accommodate double wide homes). Conversely, the subject's amenities - building improvements included a restaurant with bar, restaurant & snack bar, office building, pool with deck and podium, heated pool, 2 spas, tennis court, volleyball court, laundry facility, and a large park – were superior to the majority of the comparables which typically had clubhouses and pools, some also having playgrounds.

In the analysis of these sales most weight was given to those sales at the middle of the range with sizes in an 880 SF to 1,440 SF with 2 bedrooms and 2 bathrooms. Based on this sale data the range of values for the subject homes are from $39.43/SF to $56.81/SF. Given the subject characteristics and those of the most similar sales the range of potential values for subject Units M36, M1, and F1 are as follows:

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M36	1971	1,440	$55,000	$80,000	$68,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M1	1973	1,008	$40,000	$60,000	$47,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
F1	1970s	880	$35,000	$50,000	$42,000

As stated, interior access was not available and the quality and condition of the building interiors is not known. The range of values presented are an opinion of the subject values, as if the subject park were in operation and under professional management, with the Low Value estimate representative of the home interior having not been renovated or upgraded since the home was installed on the site, the High Value estimate representative of the home interior having undergone a complete renovation in the recent past utilizing the highest quality materials and the home interior having been constantly maintained and continually upgraded.

The Value Estimate is the appraiser's opinion of the home value assuming regular interior maintenance and upgrades as necessary with the interior being in average condition and of average quality. It is likely that, were these homes to have been placed on the market while the park was in operation (as a mobilehome park, not a nudist colony), the homes would sell near the Value Estimate, within the Low and High Value range.

Tier Analysis: All Singlewide Mobilehomes

This tier consists of all of the singlewide homes. There are four of the subject homes that are included in this tier: M32, M27, M3, and M15, which were constructed in 1982, 1983, 1982, and sometime in the 1980s, respectively.

Sales of singlewide homes are rarer than average, as they are an older mobilehome type that became less common after the 1980s. MHPs often remove older mobilehomes as they deteriorate or age noticeably and are replaced with new doublewide homes that garner higher space and overall rents.

There are often two buyers of singlewide homes. Re-sales to owner-users for their residential occupancy, or sales to the MHP park owners or mobilehome brokers for removal and replacement with newly constructed homes. Additionally, homes constructed prior to 1976 have limited financing options, requiring buyers to pay cash; this limits the pool of available all cash buyers.

The twelve comparable mobilehome sales had a 2020 to 2021 age range and a $6,000 to $55,000 price range, with a $25,000 median and a $25,115 mean. Of the twelve sales, four sales were from the MLS and eight were from *Santiago Financial Comparable Reports* (which include less sale information but are a good source of sale data for singlewide home sales as many transactions are not reported in the MLS). The homes ranged in age from 1963 to 1980 with a 1971 median.

The subject singlewide homes range in size from 1,131 SF to 1,415 SF. However, each of the singlewide homes inspected has been added to by current or previous owners with wood frame and siding add-ons. No information was uncovered indicating that these add-ons were permitted, and without an interior inspection, the quality and condition of the add-ons is unknown. While the add-ons were considered in the value analysis, the smaller actual home size was the basis for the analysis.

Based on these factors, all twelve sales were considered for this analysis without any narrowing of the range based on the characteristics of the individual homes. The selected homes were in a 600 SF to 840 SF size – bracketing the original size of the subject homes prior to their add-ons. The price per foot range was in a range from $8.77/SF to $59.52/SF with a $32.52/SF average and a $36.19/SF median. The homes were constructed from 1968 to 1980, with a median year built of 1971. These sales are shown in the following grid.

Address	Unit No.	Park	Amenities	Rent	Bed/Bath	Size	Year Built	Sale Date	Sale Price	$/SF
2590 N. Medical Center Dr., San Bernardino	40	Manor MHP	Club, Pool, RV Storage	N/Av	N/A	684	1963	8/23/2021	$6,000	$8.77
2744 W. Rialto Avenue, San Bernardino	9	Mediterranean MH	Club, Pool	N/Av	N/Av	720	1970	5/15/2021	$7,000	$9.72
2744 W. Rialto Avenue, San Bernardino	8	Mediterranean MH	Club, Pool	N/Av	N/Av	720	1971	7/27/2021	$8,000	$11.11
1177 W. Congress Street, San Bernardino	14	Lytle Creek MH Estates	Club, Pool	N/Av	N/Av	600	1973	8/1/2021	$8,000	$13.33
22899 Byron Road, Crestline	96	Valley of Enchantment	Club, Laundry	$634	1,1	672	1980	11/19/2020	$20,000	$29.76
3734 E. Pacific Street, San Bernardino	58	Terra Alta MH	Club, Pool	N/Av	N/Av	696	1970	12/18/2020	$25,000	$35.92
310 E. Philadelphia Street, Ontario	99	Samoa Village	Club, Pool, RV Storage	$945	2,1	672	1970	2/24/2020	$24,500	$36.46
1177 W. Congress Street, San Bernardino	14	Lytle Creek MH Estates	Club, Pool	N/Av	N/Av	720	1970	7/9/2020	$28,000	$38.89
1855 E. Riverside Drive, Ontario	286	Country Meadows Mobile Park	Club, 2 Pools, Bball	$1,405	2,2	840	1976	1/20/2022	$37,000	$44.05
22899 Byron Road, Crestline	119	Valley of Enchantment	Club, Laundry	$634	1,1	600	1978	3/25/2021	$30,000	$50.00
3734 E. Pacific Street, San Bernardino	58	Terra Alta MH	Club, Pool	N/Av	N/Av	720	1974	1/20/2021	$38,000	$52.78
4015 Mountain Drive, San Bernardino	18	Mountain View Trailer	None	N/Av	N/Av	672	1969	6/16/2020	$40,000	$59.52

All of the sales were located in mobilehome parks that had superior construction characteristics to the subject (asphalt paved streets with concrete or tenant installed curbing, uniform mobilehome space widths and depths, and home sites wide enough to accommodate double wide homes).

Conversely, the subject's amenities - building improvements included a restaurant with bar, restaurant & snack bar, office building, pool with deck and podium, heated pool, 2 spas, tennis court, volleyball court, laundry facility, and a large park – were superior to the majority of the comparables which typically had clubhouses and pools, some also having playgrounds.

In the analysis of these sales the observed quality and condition of each of the subject singlewide homes was considered with most weight given to those sales from the bottom to the middle of the range for Units M32, M3, M15, and M20 and most weight given to the middle of the range for Unit M27. Given the subject characteristics and those of the most similar sales, the range of potential values for subject Units M32, M27, M3, M15, are shown in the following table:

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M36	**1971**	**1,440**	**$55,000**	**$80,000**	**$68,000**

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M1	**1973**	**1,008**	**$40,000**	**$60,000**	**$47,000**

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
F1	**1970s**	**880**	**$35,000**	**$50,000**	**$42,000**

As stated, interior access was not available and the quality and condition of the building interiors is not known. The range of values presented are an opinion of the subject values, as if the subject park were in operation and under professional management, with the Low Value estimate representative of the home interior having not been renovated or upgraded since the home was installed on the site, the High Value estimate representative of the home interior having undergone a complete renovation in the recent past utilizing the highest quality materials and the home interior having been constantly maintained and continually upgraded.

The Value Estimate is the appraiser's opinion of the home value assuming regular interior maintenance and upgrades as necessary with the interior being in average condition and of average quality. It is likely that, were these homes to have been placed on the market while the park was in operation (as a mobilehome park, not a nudist colony), the homes would sell near the Value Estimate and within the Low and High Value range.

Analysis: Units M20 and R42

Unit M20 and Unit R42 appear to be park model Recreational Vehicles, not mobile or manufactured homes, and not considered real estate. M20 is of an older vintage most likely constructed in the 1960s, while R42 appears to be a Fleetwood Prowler park model constructed in the late 1990s or the early 2000s.

Park models are temporary living spaces designed for use in RV parks. They tend to be less than 399 SF, are towable, require DMV tags and registration, and vehicle insurance. They are not eligible for mortgage financing and are not regulated by HUD.
It is not known how long these park models have been located at this park, but park models are designed to be relocatable and should have their hitches (observed for M20), axles and wheels in place for relocation. As these are not considered real estate, the appraiser is not qualified to appraise them and they are not appraised in this report.

It would be the responsibility of the park model owner to remove the park model from their space. The owner of the park model could either remove it themselves or pay to have someone else remove it for them. In the alternative, based on the sales of singlewide homes in other parks that assumedly were removed for the placement of new homes, the MHP owner or mobilehome broker typically pays between $5,100 to $10,000 to the mobilehome owner for purchase, and then pays additional for removal.

Reconciliation

The final step in the appraisal process is reconciliation. Reconciliation is analyzing the quantity and quality of the data in the approaches used to value the subject property and then weighing the advantages and disadvantages of each. The final value opinion depends on the appraisal problem, the reliability of each approach, the applicability in the marketplace, and the defensibility of the available market data.

This analysis only utilized the Sales Comparison Approach, which was pertinent since the highest and best use would of subject units would be to sell to new residents. This assumed MHP remained operational and was professionally managed.

The validity and credibility of the improved property Sales Comparison Approach depends on the quantity and quality of the market data. This approach is useful when analyzing comparable properties to establish a direct correlation with the subject property. The best available market data were collected in an attempt to confidently estimate the subject's value using this approach. All were arm's length transactions. Further, potential buyers and sellers would have the same limitations on available data to estimate property value.

Value Conclusion

Based on the intended use of this appraisal, I valued the subject via the Sale Comparison Approach only. Therefore, I am of the opinion that the Market Value of the fee simple interest in the subject property, subject to the Certification, Assumptions and Limiting Conditions, any assumptions made in the Land and Improvement Overview sections, and the Definitions stated herein, as of January 20, 2022, was:

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M6	2015	1,012	$105,000	$120,000	$115,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M36	1971	1,440	$55,000	$80,000	$68,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M1	1973	1,008	$40,000	$60,000	$47,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
F1	1970s	880	$35,000	$50,000	$42,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M32	1982	915	$10,000	$54,000	$27,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M27	1983	854	$10,000	$51,000	$31,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M3	1982	868	$10,000	$52,000	$26,000

Space	Year Built	Size (SF)	Low Value	High Value	Value Estimate
M15	1980s	897	$10,000	$53,000	$27,000

ix. Use of the Property Existing as of the Date of Value and the Use of the Real Estate or Personal Property reflected in the Appraisal:

The appraised subject is the fee simple interests in eight Manufactured/Mobilehome/Coaches (on Spaces M6, M36, M1, F1, M32, M27, M3, and M15) and two "Park Models" (M20 and R44) within the *Glen Helen Mobile Home Park*. The mobilehome park (MHP) where the units are located is at 1924 Glen Helen Road in the city of San Bernardino, in San Bernardino County, CA.

x. Summary of Support and Rationale for Opinion of Highest and Best Use or the Appropriate Market or Market Level was Developed by the Appraiser:

Highest and best use, as used in this report, is *defined* as:

> The reasonably probable and legal use of vacant land or an improved property that is physically possible, legally permissible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property - specific with respect to the user and timing of the use - that is adequately supported and results in the highest present value.
> (SOURCE: Appraisal Institute, *The Dictionary of Real Estate Appraisal,* 5th Edition, 2010).

As Vacant: Under the assumption that the subject homes are within an open and operating mobilehome park (not a nudist colony), the subject properties consist of a mix of manufactured homes (constructed in 1976 or later), mobilehomes (constructed before 1976), and park model homes within a 34 mobilehome space / 66 RV space MHP. As this is the appraisal of homes on leased land with the property owners paying space rent to the property owners there is no Highest and Best use as vacant for the individual mobilehomes.

As Improved: Given that the subject homes have value, the highest and best use as improved, is to continue to operate the subject as manufactured and mobilehomes in a larger operating and professionally managed MHP.

xi. All Extraordinary Assumptions and Hypothetical Conditions That Their Use Might Have Affected The Assignment Results;

The eight mobile and manufactured homes and two park model RVs that are valued in this appraisal are within the Glen Helen Mobile Home Park, also referred to as "Freedom Acres – The Resort." The park was in operation as Freedom Acres – The Resort through mid-2020 when it was closed as a resort due to COVID-19 regulations imposed by the State of California. In July of 2021 the park was purchased by the current owner and began the process of closing the mobilehome park. The park and subject homes were inspected after the commencement of the park closure. California law requires that the home be appraised as if the park was not being closed and is in livable condition where home owners are allowed to continue to reside in the park and the park is well maintained and under professional management.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.

2. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report. The Appraiser cannot guarantee that property is free of encroachments or easements, and recommends further investigation and survey.

3. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.

8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.

9. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

10. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

11. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

12. The Appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The Appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report.

No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge or studies required to discover them. The appraiser's descriptions and resulting comments are the result of the routine usually apparent observations made during the appraisal process.

13. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

14. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

15. The Appraiser’s conclusion of either current or prospective market value is based upon the assumption that there are no hidden or unapparent conditions of the land/property that might impact upon buildability. The Appraiser recommends due diligence be conducted through the local building department or municipality to investigate buildability and whether the site is suitable for the intended use if proposed. Appraiser makes no representations, guarantees or warranties.

16. **The Appraiser is not required to give further consultation, testimony, or to be in attendance in court with reference to the property in question unless arrangements have been previously made. The client is notified that any such further consultation, testimony, or attendance in court will be at my discretion and will be predicated upon the payment of an additional fee.**

17 The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.

18. Appraiser and Client agree that the following mutual limitation of liability is agreed to in consideration of the fees to be charged and the nature of Appraiser's services under this Agreement. Appraiser and Client agree that to the fullest extent permitted by applicable law, each part's and its Personnel's maximum aggregate and joint liability to the other party for claims and causes of action relating to this Agreement or to appraisals or other services under this Agreement shall be limited to the higher of $2,000 or the total fees and costs charged by Appraiser for the services that are the subject of the claim(s) or cause(s) of action. This limitation of liability extends to all types of claims or causes of action, whether in breach of contract or tort, including without limitation claims/causes of action for negligence, professional negligence or negligent misrepresentation on the part of either party or its Personnel, but excluding claims/causes of action for intentionally fraudulent conduct, criminal conduct or intentionally caused injury. The Personnel of each party are intended 3rd-party beneficiaries of this limitation of liability. "Personnel", as used in this paragraph, means the respective party's staff, employees, contractors, members, partners and shareholders. Appraiser and Client agree that each have been free to negotiate different terms than stated or to contract with other parties.

This appraisal report has been made with the following ***general limiting conditions/specific assumptions/notices***:

1. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of Terence M. Connolly, MAI, ASA, AI-GRS and in any event, only with proper written qualification and only in its entirety.

2. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of Terence M. Connolly, MAI, ASA, AI-GRS.

4. I have appraised over 6,000 commercial and residential zoned properties including numerous similar undeveloped parcels in and surrounding the subject area. I was competent for this assignment to appraise the subject property.

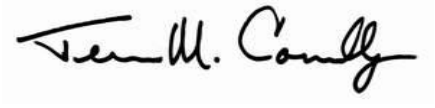
5. There is also no personal property or goodwill warranted or included in this valuation.

xii. Signed Certification In Accordance with Standards Rule 2-3 Or 8-3.

CERTIFICATION

I certify that, to the best of our knowledge and belief:

- the statement of fact contained reported in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement with the client in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- Terence Connolly and Matthew Sunderland inspected the exterior and Matthew Sunderland inspected the interior of certain homes that are the subjects of this report.
- I have not appraised or performed professional services regarding the subject property in the past three (3) years.
- Licensed real estate appraiser Matthew Sunderland assisted in gathering and confirming data during the appraisal related analysis development this report.
- this appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, Terence M. Connolly, MAI, AI-GRS completed the requirements of the continuing education program of the Appraisal Institute.
- requirements of the competency provision of USPAP were met for the purposes of this appraisal assignment.
- the appraiser did not base, either partially or completely, analysis and/or the value estimate on the race, color, religion, sex, handicap, familial status, health or national origin of the present or prospective owners, occupants or users of the subject or properties in the vicinity.



Terence M. Connolly, MAI, ASA, AI-GRS
CGREA #AG009708, Exp. 11/1/2024

ADDENDA

SUBJECT PUBLIC RECORDS

Property Detail Report

For Property Located At :
1924 GLEN HELEN RD, SAN BERNARDINO, CA 92407-1500

CoreLogic RealQuest

Owner Information

Owner Name:	**TDC GLEN HELEN OWNER LLC**
Mailing Address:	**3501 JAMBOREE RD #4400, NEWPORT BEACH CA 92660-2908 C059 C/O TRANSWESTERN DEVELOPMENT CO**
Vesting Codes:	/ /

Location Information

Legal Description:	**PTN NWLY 1/2 IN AREA OF FRACTION SW 1/4 AND SE 1/4 SEC 29 TP 2N R 5W AND NE 1/4 SEC 32 TP 2N R 5W AS PER HOMESTEAD ENTRY SURVEY NO 45 DESC AS FOLLOWS BEG AT SE COR SD SURVEY TH NWLY ALG E BNDRY THEREOF 1250 FT TH SWLY PARALLEL WITH SLY LI SD SURVEY T O WLY LI SD SURVEY TH SELY ALG WLY LI SD SURVEY TO SW COR SD SURVEY TH ALG SE BNDRY LI THEREOF N 49 DEG 32 MIN E 407.88 FT TO POB 12.2 AC M/L**

County:	SAN BERNARDINO, CA	APN:	0349-201-24-0000
Census Tract / Block:	92.02 / 1	Alternate APN:	
Township-Range-Sect:	2N-5W-29	Subdivision:	RANCHO MUSCUPIABE
Legal Book/Page:	0349-201	Map Reference:	48-D1 /
Legal Lot:		Tract #:	
Legal Block:		School District:	SAN BERNARDINO
Market Area:	279	School District Name:	SAN BERNARDINO
Neighbor Code:	080	Munic/Township:	SAN BERNARDINO

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	07/13/2021 / 06/28/2021	1st Mtg Amount/Type:	$46,686,000 /
Sale Price:	$7,550,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	315409
Document #:	315408	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTI
Title Company:	FIDELITY NATIONAL TITLE CO		
Lender:	PRIVATE INDIVIDUAL		
Seller Name:	CA CRAWFORD PROPERTIES LLC		

Prior Sale Information

Prior Rec/Sale Date:	12/22/1993 /	Prior Lender:	
Prior Sale Price:	$45,239	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	555308	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	TRUSTEE DEED		

Property Characteristics

Gross Area:		Parking Type:	GARAGE	Construction:	WOOD
Living Area:		Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	/	Basement Type:		Air Cond:	
Year Built / Eff:	/ 1950	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	POOR
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:	Building Permit				

Site Information

Zoning:	GH/SP	Acres:	12.20	County Use:	MOBILE HOME PARK (0650)
Lot Area:	531,432	Lot Width/Depth:	x	State Use:	
Land Use:	MOBILE HOME PARK	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	NONE

Tax Information

Total Value:	$621,757	Assessed Year:	2022	Property Tax:	$7,149.30
Land Value:	$95,492	Improved %:	85%	Tax Area:	107153
Improvement Value:	$526,265	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	$621,757				

Transaction History Report

For Property Located At

CoreLogic RealQuest

1924 GLEN HELEN RD, SAN BERNARDINO, CA 92407-1500

TRANSACTION HISTORY

History Record #: 1

Sale:

Sale Recording Date:	07/13/2021	**Sale Price:**	$7,550,000
Sale Date:	06/28/2021	**Sale Price Type:**	FULL
Rec. Document #:	315408	**Multi/Split Sale:**	MULTI
Document Type:	GRANT DEED	**Other Document #:**	
Title Company:	FIDELITY NATIONAL TITLE CO		
Buyer:	TDC GLEN HELEN OWNER LLC		
Seller:	CA CRAWFORD PROPERTIES LLC		

Finance:

Mtg Recording Date:	07/13/2021	**Mtg Loan Type:**	
Mtg Document #:	315409	**Mtg Rate Type:**	
Document Type:	CONSTRUCTION DEED OF TRUST	**Mtg Term:**	
Lender:	PRIVATE INDIVIDUAL	**Mtg Rate:**	
Loan Amount:	$46,686,000	**Borrower Vesting:**	/ / CO
ARM Rider Indicator:		**Pre-payment Penalty Indicator:**	
Initial Rate Reset Cap:		**Interest Only Indicator:**	
Payment Option Indicator:		**Negative Amortization Indicator:**	
ARM Rate Change Frequency:		**ARM Index Type:**	
ARM Maximum % Rate:		**ARM Initial Rate Change Date:**	
ARM Rate Change Margin:		**ARM Rate Change Limit:**	
ARM Rate Change Interval:		**ARM Payment Change Date:**	
Borrower 1:	TDC GLEN HELEN OWNER LLC		
Borrower 2:			
Borrower 3:			
Borrower 4:			

History Record #: 2

Finance:

Mtg Recording Date:	04/15/2019	Mtg Loan Type:	CONV
Mtg Document #:	116379	Mtg Rate Type:	
Document Type:	DEED OF TRUST	Mtg Term:	
Lender:	CRAWFORD INV CO	Mtg Rate:	
Loan Amount:	$550,000	Borrower Vesting:	/ / CO
ARM Rider Indicator:		Pre-payment Penalty Indicator:	
Initial Rate Reset Cap:		Interest Only Indicator:	
Payment Option Indicator:		Negative Amortization Indicator:	
ARM Rate Change Frequency:		ARM Index Type:	
ARM Maximum % Rate:		ARM Initial Rate Change Date:	
ARM Rate Change Margin:		ARM Rate Change Limit:	
ARM Rate Change Interval:		ARM Payment Change Date:	
Borrower 1:	C A CRAWFORD PROPERTIES LLC		
Borrower 2:			
Borrower 3:			
Borrower 4:			

History Record #: 3

Finance:

Mtg Recording Date:	12/28/2016	Mtg Loan Type:	PRIVATE PARTY
Mtg Document #:	566014	Mtg Rate Type:	
Document Type:	DEED OF TRUST	Mtg Term:	
Lender:	PRIVATE INDIVIDUAL	Mtg Rate:	
Loan Amount:	$150,000	Borrower Vesting:	/ / CO
ARM Rider Indicator:		Pre-payment Penalty Indicator:	
Initial Rate Reset Cap:		Interest Only Indicator:	
Payment Option Indicator:		Negative Amortization Indicator:	
ARM Rate Change Frequency:		ARM Index Type:	
ARM Maximum % Rate:		ARM Initial Rate Change Date:	
ARM Rate Change Margin:		ARM Rate Change Limit:	
ARM Rate Change Interval:		ARM Payment Change Date:	
Borrower 1:	C A CRAWFORD PROPERTIES LLC		
Borrower 2:			
Borrower 3:			
Borrower 4:			

History Record #: 4

Finance:

Mtg Recording Date:	07/15/2013	Mtg Loan Type:	PRIVATE PARTY
Mtg Document #:	308446	Mtg Rate Type:	
Document Type:	RERECORDED DEED	Mtg Term:	
Lender:	PRIVATE INDIVIDUAL	Mtg Rate:	
Loan Amount:	$800,000	Borrower Vesting:	/ / CO
ARM Rider Indicator:		Pre-payment Penalty Indicator:	
Initial Rate Reset Cap:		Interest Only Indicator:	
Payment Option Indicator:		Negative Amortization Indicator:	
ARM Rate Change Frequency:		ARM Index Type:	
ARM Maximum % Rate:		ARM Initial Rate Change Date:	
ARM Rate Change Margin:		ARM Rate Change Limit:	
ARM Rate Change Interval:		ARM Payment Change Date:	
Borrower 1:	C A CRAWFORD PROPERTIES LLC		
Borrower 2:			
Borrower 3:			
Borrower 4:			

History Record #: 5

Finance:

Mtg Recording Date:	05/17/2013	Mtg Loan Type:	PRIVATE PARTY
Mtg Document #:	211228	Mtg Rate Type:	
Document Type:	DEED OF TRUST	Mtg Term:	
Lender:	PRIVATE INDIVIDUAL	Mtg Rate:	
Loan Amount:	$800,000	Borrower Vesting:	/ / CO
ARM Rider Indicator:		Pre-payment Penalty Indicator:	
Initial Rate Reset Cap:		Interest Only Indicator:	
Payment Option Indicator:		Negative Amortization Indicator:	
ARM Rate Change Frequency:		ARM Index Type:	
ARM Maximum % Rate:		ARM Initial Rate Change Date:	
ARM Rate Change Margin:		ARM Rate Change Limit:	
ARM Rate Change Interval:		ARM Payment Change Date:	
Borrower 1:	C A CRAWFORD PROPERTIES LLC		
Borrower 2:			
Borrower 3:			
Borrower 4:			

History Record #: 6

Sale:

Sale Recording Date:	02/06/2008	Sale Price:	
Sale Date:	01/23/2008	Sale Price Type:	UNKNOWN
Rec. Document #:	54717	Multi/Split Sale:	MULTIPLE
Document Type:	GRANT DEED	Other Document #:	
Title Company:	FIRST AMERICAN TITLE		
Buyer:	CA CRAWFORD PROPERTIES LLC		
Seller:	HIGHLAND SERVICE CORP		

Finance:

Mtg Recording Date:	02/06/2008	Mtg Loan Type:	CONV
Mtg Document #:	54718	Mtg Rate Type:	ADJ
Document Type:	DEED OF TRUST	Mtg Term:	
Lender:	INLAND CMNTY BK	Mtg Rate:	
Loan Amount:	$1,440,000	Borrower Vesting:	/ / CO
ARM Rider Indicator:		Pre-payment Penalty Indicator:	
Initial Rate Reset Cap:		Interest Only Indicator:	
Payment Option Indicator:		Negative Amortization Indicator:	
ARM Rate Change Frequency:		ARM Index Type:	
ARM Maximum % Rate:		ARM Initial Rate Change Date:	
ARM Rate Change Margin:		ARM Rate Change Limit:	
ARM Rate Change Interval:		ARM Payment Change Date:	
Borrower 1:	CA CRAWFORD PROPERTIES LLC		
Borrower 2:			
Borrower 3:			
Borrower 4:			

History Record #: 7

Finance:

Mtg Recording Date:	05/23/1997	Mtg Loan Type:	CONV
Mtg Document #:	184451	Mtg Rate Type:	
Document Type:	DEED OF TRUST	Mtg Term:	
Lender:	ARROWHEAD SVC CORP	Mtg Rate:	
Loan Amount:	$1,800,000	Borrower Vesting:	/ / CO
ARM Rider Indicator:		Pre-payment Penalty Indicator:	
Initial Rate Reset Cap:		Interest Only Indicator:	
Payment Option Indicator:		Negative Amortization Indicator:	
ARM Rate Change Frequency:		ARM Index Type:	
ARM Maximum % Rate:		ARM Initial Rate Change Date:	
ARM Rate Change Margin:		ARM Rate Change Limit:	
ARM Rate Change Interval:		ARM Payment Change Date:	
Borrower 1:	HIGHLAND SERVICE CORP		
Borrower 2:			
Borrower 3:			
Borrower 4:			

History Record #: 8

Sale:

Sale Recording Date:	03/01/1996	**Sale Price:**	$50,000
Sale Date:		**Sale Price Type:**	PARTIAL
Rec. Document #:	72804	**Multi/Split Sale:**	
Document Type:	TRUSTEE DEED	**Other Document #:**	
Title Company:	FIRST AMERICAN TITLE INS CO/NY		
Buyer:	HIGHLAND SERVICE CORP		
Seller:	ANDREAS SERVICE CORP (TE)		

History Record #: 9

Sale:

Sale Recording Date:	12/22/1993	**Sale Price:**	$45,239
Sale Date:		**Sale Price Type:**	
Rec. Document #:	555308	**Multi/Split Sale:**	MULTIPLE
Document Type:	TRUSTEE DEED	**Other Document #:**	
Title Company:	FIRST AMERICAN TITLE		
Buyer:	COBB WARREN S & M LUCILLE		
Seller:	FLESHER WILLIAM G		

History Record #: 10

Finance:

Mtg Recording Date:	09/07/1988	**Mtg Loan Type:**	CONV
Mtg Document #:	298381	**Mtg Rate Type:**	
Document Type:	DEED OF TRUST	**Mtg Term:**	
Lender:	ARROWHEAD SVC CORP	**Mtg Rate:**	
Loan Amount:	$211,500	**Borrower Vesting:**	HW / U /
ARM Rider Indicator:		**Pre-payment Penalty Indicator:**	
Initial Rate Reset Cap:		**Interest Only Indicator:**	
Payment Option Indicator:		**Negative Amortization Indicator:**	
ARM Rate Change Frequency:		**ARM Index Type:**	
ARM Maximum % Rate:		**ARM Initial Rate Change Date:**	
ARM Rate Change Margin:		**ARM Rate Change Limit:**	
ARM Rate Change Interval:		**ARM Payment Change Date:**	
Borrower 1:	FLESHER WILLIAM		
Borrower 2:	FLESHER FRANCES		
Borrower 3:			
Borrower 4:			

History Record #: 11

Finance:

Mtg Recording Date:	09/07/1988	Mtg Loan Type:	PRIVATE PARTY
Mtg Document #:	297866	Mtg Rate Type:	
Document Type:	DEED OF TRUST	Mtg Term:	
Lender:		Mtg Rate:	
Loan Amount:	$650,000	Borrower Vesting:	HW / U /
ARM Rider Indicator:		Pre-payment Penalty Indicator:	
Initial Rate Reset Cap:		Interest Only Indicator:	
Payment Option Indicator:		Negative Amortization Indicator:	
ARM Rate Change Frequency:		ARM Index Type:	
ARM Maximum % Rate:		ARM Initial Rate Change Date:	
ARM Rate Change Margin:		ARM Rate Change Limit:	
ARM Rate Change Interval:		ARM Payment Change Date:	
Borrower 1:	FLESHER WILLIAM		
Borrower 2:	FLESHER FRANCES		
Borrower 3:			
Borrower 4:			

History Record #: 12

Sale:

Sale Recording Date:	12/07/1977	Sale Price:	$50,000
Sale Date:		Sale Price Type:	UNKNOWN
Rec. Document #:	489	Multi/Split Sale:	
Document Type:	DEED (REG)	Other Document #:	
Title Company:			
Buyer:			
Seller:			

History Record #: 13

Sale:

Sale Recording Date:		Sale Price:	$150,000
Sale Date:	10/1977	Sale Price Type:	FULL
Rec. Document #:	9319-756	Multi/Split Sale:	
Document Type:	DEED (REG)	Other Document #:	
Title Company:			
Buyer:	FLESHER WILLIAM G		
Seller:	HOCKER HARCOURT M		

SUBJECT PHOTO PAGES

SUBJECT PHOTOS

Street View

Glen Helen Road Facing North

Subject is on Left

Street View

Glen Helen Road Facing South

Subject is on Right

SUBJECT PHOTOS

Park Entry

Exterior View of Restaurant

SUBJECT PHOTOS

Exterior View of Clubhouse

Pool

SUBJECT PHOTOS

Playing Courts

Covered Patio

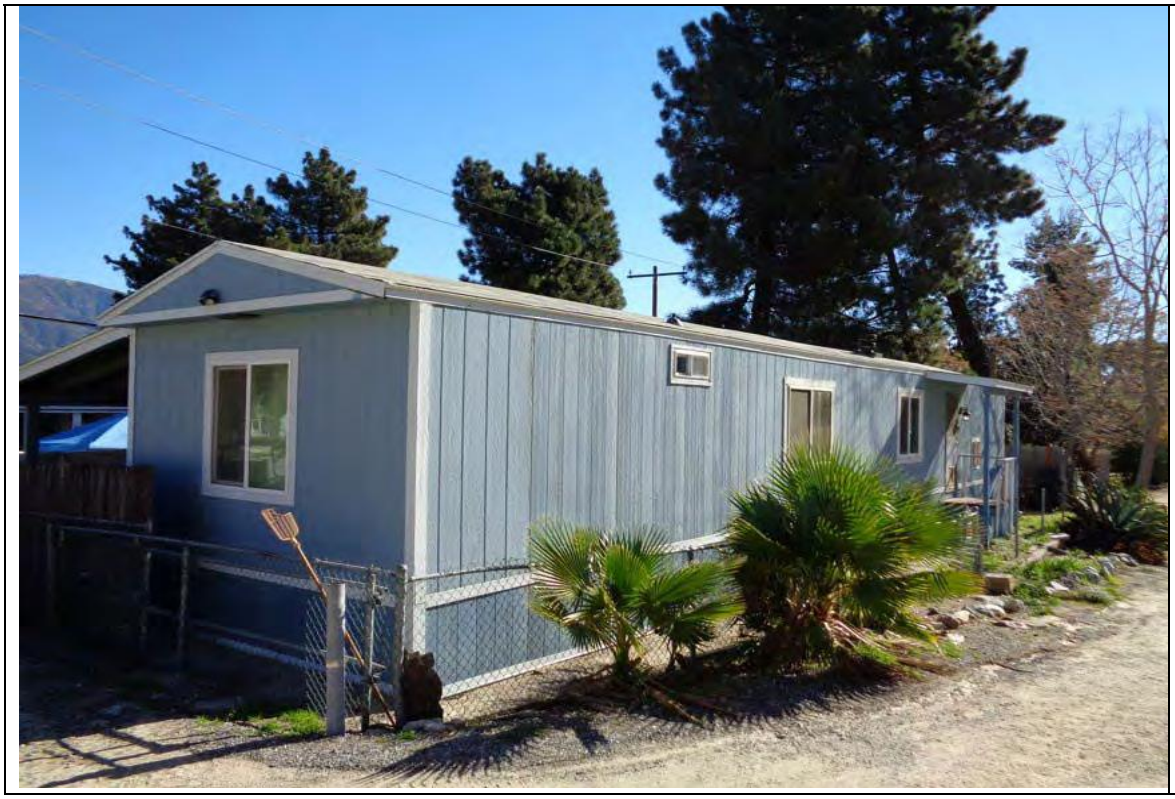
SUBJECT PHOTOS

Unit M6

Unit M36

SUBJECT PHOTOS

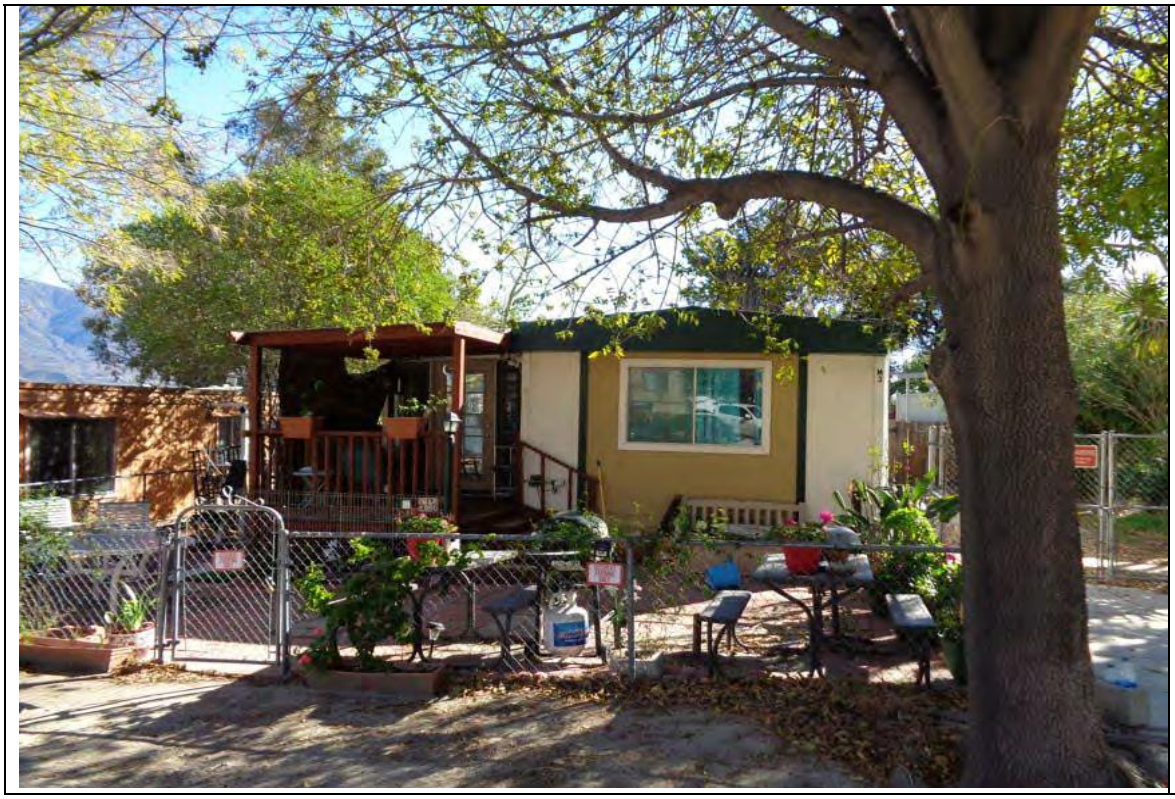
Unit M32



Unit M27

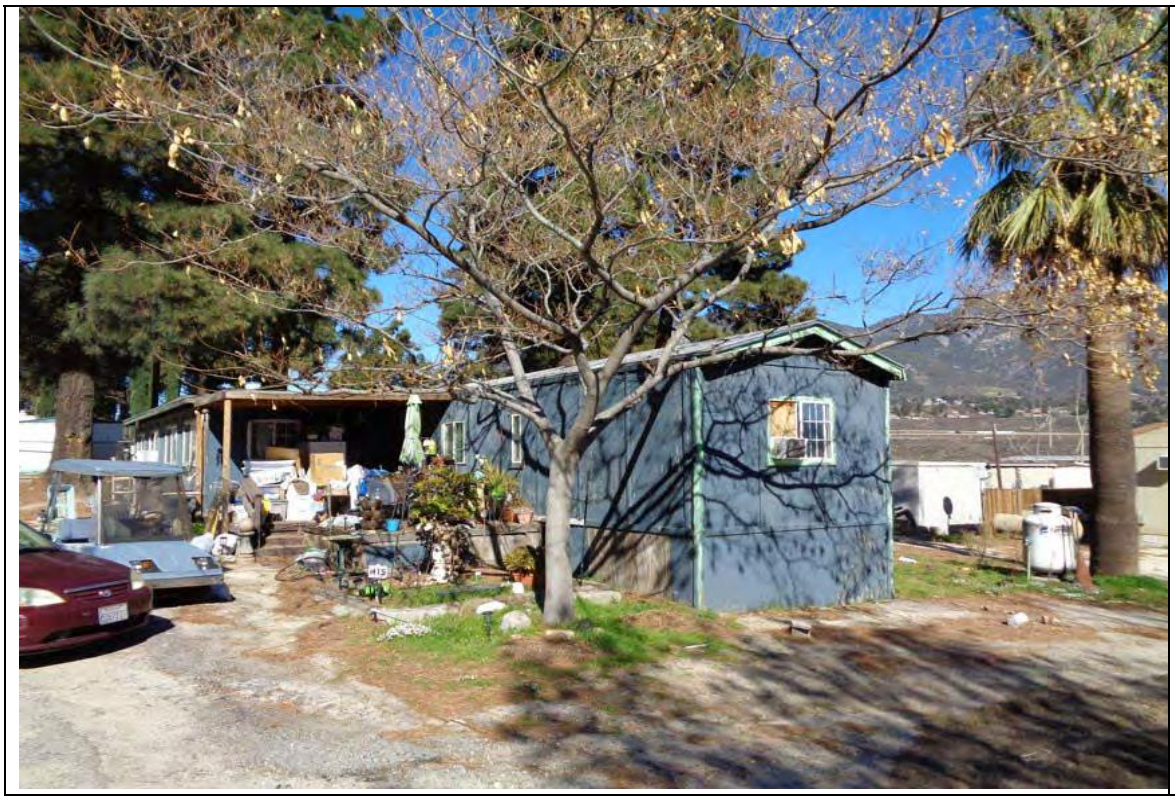
SUBJECT PHOTOS

Unit M1



Unit M3

SUBJECT PHOTOS



Unit M15

Unit M20

SUBJECT PHOTOS

Unit F1

Unit R42

ENGAGEMENT AGREEMENT LETTER
AND CLIENT REQUIRED DATA

APPRAISAL SERVICES AGREEMENT

This agreement is entered into on February 14, 2023 by and between ***WESTATES Appraisal Group, Inc.*** ("Appraiser") and ***Transwestern Development Company,*** ("Client") regarding certain appraisal analyses relating to properties located at: **1924 Glen Helen Road San Bernardino, San Bernardino County CA, 92407. San Bernardino County APN: 0349-201-24-0000**

RE: Case No. CIVSB2129481 of Superior Court of California for the County of San Bernardino

1. RETENTION

1.1 Appraiser will be available to commence work for Client *upon receipt of*: signed Appraisal Services Agreement; agreed upon fee; confirmation of Current Date of Value, and; sufficient Property and Access Information.

1.2 Appraiser agrees not to work for any other person or party involved in this case on matters relating to this case for 2 weeks after being verbally retained, or upon acceptance of the retainer set forth below. Should 2 weeks lapse without receipt of a retainer, Appraiser is free to accept work from any other party.

2. SERVICES TO BE PERFORMED

2.1 Appraiser agrees to perform Consulting, Appraisal and/or Statement of Valuation Data, and/or Expert Witness services generally outlined in this agreement and conforming to governing requirements (e.g.: code, USPAP or other) as requested by Client and in connection with such services. Appraiser agrees to verbally report facts, conclusions and findings to Client and, if desired by Client, Appraiser will prepare a written report and cause it to be sent or delivered to Client. Appraiser also agrees in conjunction with the compensation agreement to assist in trial preparation and to testify as an expert witness in those areas in which he is qualified.

2.2 The estimated scope of Appraiser's work is determined by the 12/12/2022 phone call and subsequent emails and verbal discussions with Client as the matter proceeds, and will be subject to the needs and requests of Client. Appraiser and Client agree that Appraiser will be performing services pursuant to this Agreement as an Independent Contractor and not contingent on any outcome and this appraiser has no interest in the property, client, or result of any use of the appraisal or information.

2.3 Upon request, Appraiser will provide an estimate of the time and costs it will take to perform the work outlined by the Client. If it becomes apparent to Appraiser that he will need to exceed the estimates provided to complete his work, he will provide Client with a revised estimate and shall proceed only after being granted permission by Client.

3. CONFIDENTIALITY

3.1 Appraiser agrees to retain all non-public information obtained from Client as confidential and agrees not to release or discuss any of such information unless Appraiser has obtained the prior consent of Client or is otherwise forced, compelled, or required to disclose this information by operation of law or applicable government authority.

4. COMPENSATION/FEES

4.1 A subject property Market Value Appraisal Analysis, with or without a final written report, is to be done by Appraiser for a fee not to exceed FOUR THOUSAND TWO HUNDRED FIFTY DOLLARS/$4,250 to commence upon 50%/$2,125 retainer payment; the remaining 50% will need to be paid in exchange for and at the time of appraisal delivery unless otherwise agreed.

4.1.1 All work including research, consulting, and verbal and written report preparation, telephone calls, any necessary documentation review, and travel time is at FOUR HUNDRED TWENTY FIVE DOLLARS ($425) per hour, generally for the scope of work that includes: any research, consulting, preparation or work other than that for or having to do with the original appraisal. In other words, and notwithstanding anything to the contrary in this agreement, all work done or services performed by Appraiser, and all travel to do the **San Bernardino**, CA site inspection(s) necessary or appropriate to doing the appraisal or FMVA, including any final written report for same, are included in and comprehended within that $4,250 flat fee charged by Appraiser, which flat fee will not be increased without agreement by Appraiser and Client. No travel time shall be charged by Appraiser commuting to or from the San Bernardino, CA property being inspected. Nor shall there be any additional charges for Appraiser's inspection(s) of the **San Bernardino County**, CA property itself.

4.1.2 Testimony at either trial or deposition at FIVE HUNDRED FIFTY DOLLARS ($550) an hour. This rate applies to in-office or in-courtroom "on-call" waiting time required of Appraiser by Client in order for Appraiser to testify, as well as Appraiser's actual time testifying.
4.1.3 If the Appraiser is going to render or perform any services for the benefit of Client under this agreement that are not included or anticipated within the above $4,250 flat fee being charged by Appraiser, Appraiser shall beforehand so notify any Client, collectively or individually, giving the Client the opportunity to decline such services.
4.2 When in the local area away from the Appraiser's office, time is billed from the time of departure from Appraiser's office until the time of return with a half a day minimum billing. **San Bernardino County** shall be considered to be within the "local area" for all purposes of this agreement.
4.3 Each full day away from the local area (Southern California) on assignment is billed on the basis of an eight hour day. Where more than eight hours work or travel is performed in one day, the actual time is billed. Day of departure and day of return are prorated.
4.4 Billed fees for services performed or expenses incurred by the Appraiser will be charged and payable by submitted invoice. Any unpaid billed fees as agreed for each period constitute a lack of performance of this agreement subject to cancellation by the Appraiser, provided advance (at least 15-days) written notice of such cancellation is given by Appraiser to Client. Upon cancellation, the Appraiser will then not be required to provide further consultation, testimony or be in attendance at court with reference to the case in question.
4.5 Permission to use Appraiser's name or in any way indicate that he is an expert witness or Appraiser for Client's side of the case, either informally or formally with other parties, is not granted until all recent fees due have been paid.
4.6 Notwithstanding the Agreement of Appraiser to bill Client at an hourly rate in half hour increments for services performed, the stated minimum fee will be due, whether or not Appraiser is required to spend the amount of time necessary to result in the minimum fee if time was charged on an hourly basis.
4.7 Fees and rates will be billed in 30-minute increments and, once established for a job, will not be increased for that job even though fees or rates may increase for new jobs for a period of one year. Twelve months after being retained, fees may be raised to those currently charged other Clients at that time but shall not exceed a 10% increase per year.

5. EXPENSES
5.1 Travel and miscellaneous expenses are charged at cost. No travel or miscellaneous expense is charged by Appraiser in the local 6 county Southern California area which area shall be considered to include **San Bernardino County**.
5.2 Travel will be performed by the most economical means compatible with the Client's time constraints.

6. BILLINGS
6.1 After receipt of appraisal fee, all of the additional consulting hourly fees are due and payable to within 30 days, or before any trial commences, or immediately upon case conclusion / settlement, whichever is sooner. Late charges will accrue at the rate of 1.5% per month and be added to bills not paid within the due date.
6.2 The payment of all fees and expenses is the responsibility of the Client notwithstanding Client's relationship with third parties, contingency arrangements, subrogation, etc.; ***APPRAISER FEES ARE NOT CONTINGENT ON ANY OUTCOME AND THIS APPRAISER HAS NO INTEREST IN THE PROPERTY, CLIENT, OR RESULT OF ANY USE OF THE APPRAISAL OR INFORMATION.*** As a convenience, Appraiser may agree to prepare separate billing for an attorney taking Appraiser's discovery deposition, but the responsibility for payment remains that of the Client. Failure to include a chargeable item in one billing shall not constitute a waiver of the right to assess the charges in the next subsequent billing.
6.3 Questions concerning specific billings are welcomed and requests for corrections must be submitted within 3 weeks after date of billing in question.

7. TERMINATION

7.1 This Agreement may be terminated by Client upon 15 days written notice for any reason. Upon termination of Appraiser's services by Client, Client shall immediately pay all fees and expenses incurred by and due Appraiser, subject to receipt of an appropriate bill.

7.2 Appraiser may terminate this Agreement upon 15 days written notice if payments are not made within 30 days of the date billing is emailed to Client. This does not relieve Client in any way from payment for services rendered or expenses incurred.

8. DISPUTE RESOLUTION

8.1 The parties agree that any action which is required to be filed to enforce the terms of this Agreement may be filed in ***WESTATES Appraisal Group, Inc.***, State of California but this shall not preclude either party from bringing an action in any other county which represents the proper venue for such an action.

8.2 In the event that either party is required to retain the services of an attorney to enforce the provisions of this Agreement, then in such case the losing party agrees to pay the prevailing party reasonable attorney's fees and all costs and expenses incurred by the prevailing party including collection costs, whether the prevailing party in said matter prevails in said matter by settlement, litigation or otherwise.

9. GOVERNING LAW

9.1 All actions arising out of the performance of this Agreement shall be governed by the laws of the State of California. The parties do hereby execute this Agreement on the date set forth below:

"Appraiser":

Terence M. Connolly February 14, 2023

Appraiser: **Terence Connolly, MAI, ASA, AI-GRS** for ***WESTATES Appraisal Group, Inc.***
appraisals@westatescorp.com / 951-302-7797

"Client" (one or all to sign):

Date 2-14-2023

Property Owner: ***Transwestern Development Company***

QUALIFICATIONS OF TERENCE M CONNOLLY, MAI, ASA, AI-GRS

Terence M. Connolly, MAI, ASA, AI-GRS IRWA Member # 91294 is a State Licensed Certified General Commercial Real Estate Appraiser, and an Appraisal Reviewer. He has extensive experience and expertise in valuing and reviewing all types of Commercial Real Estate including: undeveloped land; existing and proposed Retail, Office, and Industrial use properties; Religious Facilities; Private Schools and Day Care Campuses and Properties; Manufactured Housing Communities / (over 600) Mobile Home Parks and RV Parks; Self-Storage Facilities; and Hotels; and other special purpose properties, market rent studies, as well as for Eminent Domain and expert witness purposes. He is a Litigation Expert Witness with extensive Eminent Domain and Legal Assignment Experience.

Professional Experience
Experience reviewing and producing commercial and residential zoned property appraisals as a staff and fee appraiser since 1986 having performed well over 6,000 appraisal and review assignments. Principal / owner of WESTATES / Connolly Commercial Real Estate Valuation and Consulting. Previously employed as Section Manager, Commercial Appraisal Consultant, and Small Business Property Appraisal Coordinator with Bank of America Real Estate Risk Assessment Appraisal Section. Also Senior Commercial Appraiser with Imperial Bank, Far West Bank, and ITT Federal Savings Bank. Primary responsibilities at these institutions were production and review of narrative, form, and other commercial appraisal reports. Prior to appraisal experience, ordered and reviewed appraisals as Vice President, Commercial Loan Officer for loan origination and underwriting purposes with ITT Federal Savings Bank. Experience in all areas of banking as both a lending institution employee or consultant since 1977.

Education
Mr. Connolly obtained a Bachelor of Science degree from the University of San Francisco. Continuing education appraisal courses include USPAP, Ethics, and Federal and State Laws and Regulations, and Appraiser as an Expert Witness: Preparation & Testimony, Eminent Domain and Condemnation, and Complex Litigation Appraisal Case Studies. Also real estate license courses such as agency, ethics and fair housing. He also successfully completed Appraisal Institute sponsored courses: 101, 102, 201, 202, Standards of Professional Practice parts A and B, Feasibility/Highest and Best Use of Residential and Non-Residential Properties, Appraising Apartments, Business Valuations, Small Hotel Valuation. Additional education includes graduate Real Estate Law and Marshall & Swift Cost Evaluation courses.

Professional Affiliations
Member Appraisal Institute #11272 since May 1997
Member IRWA #7912594
Member American Society of Appraisers (ASA)#105370 since March 2014
Member National Association of Certified Valuators and Analysts (NACVA) #61924
Completed Appraisal Institute Litigation Professional Development Program and examinations

State Licenses: **since July 13, 1992**
California Office of Real Estate Appraiser State Certified-General Appraiser #AG009708
Previously licensed in Washington, Oregon, Arizona, Nevada, Texas and Minnesota

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Terence M. Connolly

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified General Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AG 009708

Effective Date: November 2, 2022
Date Expires: November 1, 2024

Loretta Dillon

Loretta Dillon, Deputy Bureau Chief, BREA

3068294

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

COPY

Exhibit 3

Aerials and Site Plan

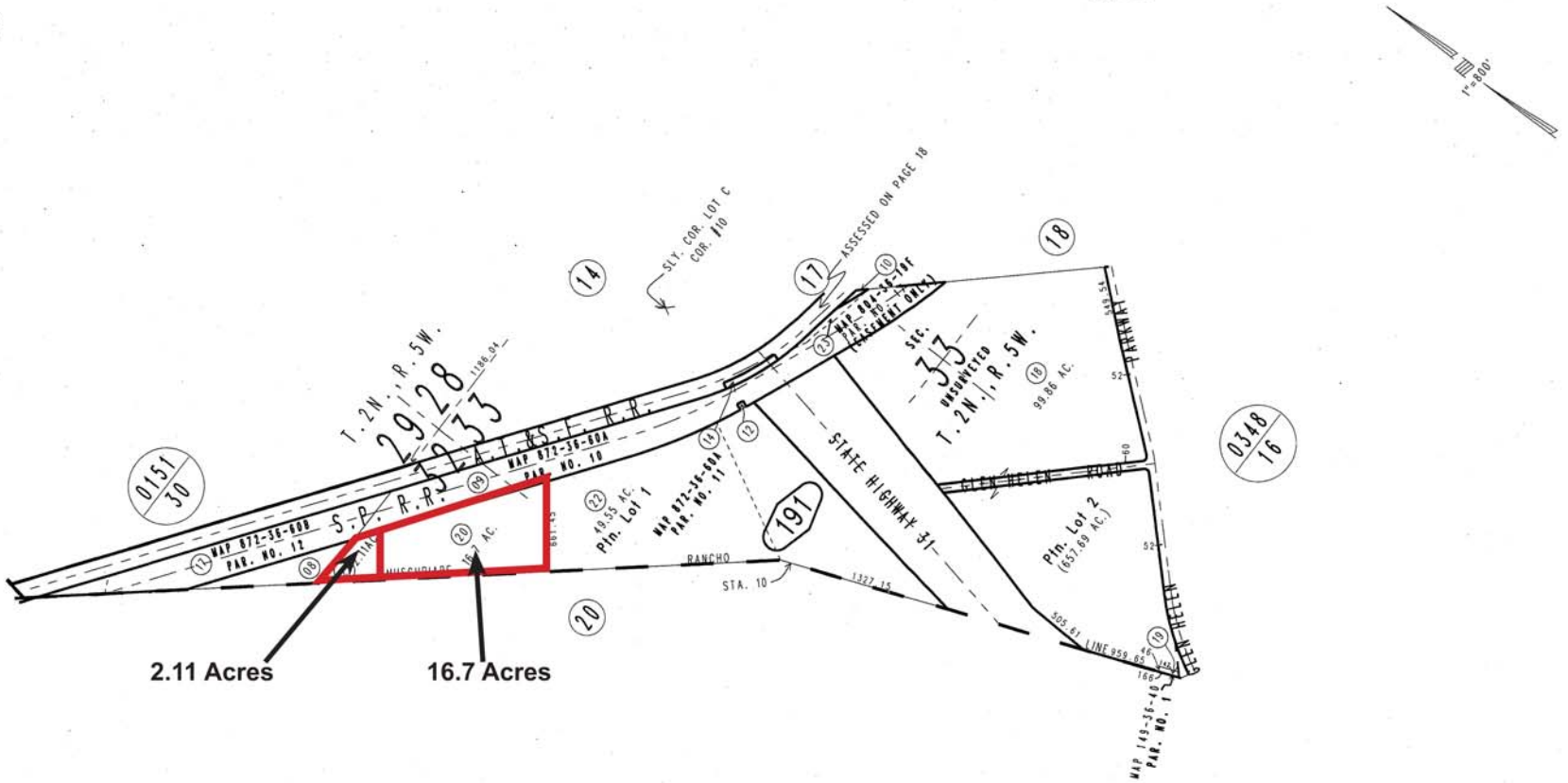
Glen Helen Rd
Forest Ln

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Glen Helen Farm, M.B. 15/29

San Bernardino Unified
Tax Rate Area
107155

0349- 19



MAR 1 1 2013

REVISED
01/14/10 LH
10/05/10 BK-MC
11/02/11 KC
01/30/13 KC

September 2004

Ptn. , Sec. 33
T.2N., R.5W.

Assessor's Map
Book 0349 Page 19
San Bernardino County

Exhibit 4

California Government Code 65863.7

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

State of California

GOVERNMENT CODE

Section 65863.7

65863.7. (a) (1) Prior to the conversion of a mobilehome park to another use, except pursuant to the Subdivision Map Act (Division 2 (commencing with Section 66410)), or prior to closure of a mobilehome park or cessation of use of the land as a mobilehome park, the person or entity proposing the change in use shall file a report on the impact of the conversion, closure, or cessation of use of the mobilehome park. The report shall include a replacement and relocation plan that adequately mitigates the impact upon the ability of the displaced residents of the mobilehome park to be converted or closed to find adequate housing in a mobilehome park.

(2) (A) If a displaced resident cannot obtain adequate housing in another mobilehome park, the person or entity proposing the change of use shall pay to the displaced resident the in-place market value of the displaced resident's mobilehome.

(B) For the purposes of this paragraph, except as specified in subparagraph (B) of paragraph (1) of subdivision (e), in-place market value shall be determined by a state-certified appraiser with experience establishing the value of mobilehomes. The appraisal shall be based upon the current in-place location of the mobilehome and shall assume the continuation of the mobilehome park.

(C) The person or entity proposing the change of use shall pay for an appraisal specified in subparagraph (B) and shall include the appraisal in the report specified in paragraph (1).

(b) The person proposing the change in use shall provide a copy of the report to a resident of each mobilehome in the mobilehome park at least 60 days prior to the hearing, if any, on the impact report by the advisory agency, or if there is no advisory agency, by the legislative body.

(c) When the impact report is filed prior to the closure or cessation of use, the person or entity proposing the change shall provide a copy of the report to a resident of each mobilehome in the mobilehome park at the same time as the notice of the change is provided to the residents pursuant to paragraph (2) of subdivision (g) of Section 798.56 of the Civil Code.

(d) When the impact report is filed prior to the closure or cessation of use, the person or entity filing the report or park resident may request, and shall have a right to, a hearing before the legislative body on the sufficiency of the report.

(e) (1) Before the approval of any change of use, the legislative body, or its delegated advisory agency, shall do all of the following:

(A) Review the report and any additional relevant documentation.

(B) Make a finding as to whether or not approval of the park closure and the park's conversion into its intended new use, taking into consideration both the impact report

as a whole and the overall housing availability within the local jurisdiction, will result in or materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households within the local jurisdiction.

(2) The legislative body, or its delegated advisory agency, may require, as a condition of the change, the person or entity proposing the change in use to take steps to mitigate any adverse impact of the conversion, closure, or cessation of use on the ability of displaced mobilehome park residents to find adequate housing in a mobilehome park.

(f) If the closure or cessation of use of a mobilehome park results from the entry of an order for relief in bankruptcy, the provisions of this section shall not be applicable.

(g) The legislative body may establish reasonable fees pursuant to Section 66016 to cover any costs incurred by the local agency in implementing this section and Section 65863.8. Those fees shall be paid by the person or entity proposing the change in use.

(h) This section is applicable to charter cities.

(i) This section is applicable when the closure, cessation, or change of use is the result of a decision by a local governmental entity or planning agency not to renew a conditional use permit or zoning variance under which the mobilehome park has operated, or as a result of any other zoning or planning decision, action, or inaction. In this case, the local governmental agency is the person proposing the change in use for the purposes of preparing the impact report required by this section and is required to take steps to mitigate the adverse impact of the change as may be required in subdivision (e).

(j) This section is applicable when the closure, cessation, or change of use is the result of a decision by an enforcement agency, as defined in Section 18207 of the Health and Safety Code, to suspend the permit to operate the mobilehome park. In this case, the mobilehome park owner is the person proposing the change in use for purposes of preparing the impact report required by this section and is required to take steps to mitigate the adverse impact of the change as may be required in subdivision (e).

(k) This section establishes a minimum standard for local regulation of the conversion of a mobilehome park to another use, the closure of a mobilehome park, and the cessation of use of the land as a mobilehome park and shall not prevent a local agency from enacting more stringent measures.

(Amended by Stats. 2020, Ch. 35, Sec. 4. (AB 2782) Effective January 1, 2021.)

Summary of State Regulations Governing Mobile Home Park Closures

Government Code Section 65863.7 regulates the procedures to be followed in closing a mobile home park and specifies the contents of the Closure Impact Report, notices, etc. The relevant sections are outlined below and the complete text is included as **Exhibit 3**

Section 65863.7 of Title 7 of the California Government Code contains the following regulations governing the closure of mobile home parks. This Code section states:

> *(a) (1) Prior to the conversion of a mobilehome park to another use, except pursuant to the Subdivision Map Act (Division 2 (commencing with Section 66410)), or prior to closure of a mobilehome park or cessation of use of the land as a mobilehome park, the person or entity proposing the change in use shall file a report on the impact of the conversion, closure, or cessation of use of the mobilehome park. The report shall include a replacement and relocation plan that adequately mitigates the impact upon the ability of the displaced residents of the mobilehome park to be converted or closed to find adequate housing in a mobilehome park.*
>
> *(2) (A) If a displaced resident cannot obtain adequate housing in another mobilehome park, the person or entity proposing the change of use shall pay to the displaced resident the in-place market value of the displaced resident's mobilehome.*
>
> *(e) (1) (B) Make a finding as to whether or not approval of the park closure and the park's conversion into its intended new use, taking into consideration both the impact report as a whole and the overall housing availability within the local jurisdiction, will result in or materially contribute to a shortage of housing opportunities and choices for low- and moderate-income households within the local jurisdiction.*

California Civil Code Article 6, Section 798 (Mobilehome Residency Law) contains a variety of articles related to mobile home parks, including: rental agreements; rules and regulations for mobile home park operations; and termination of tenancy. The relevant sections of the civil code regulating the closure of mobile home parks are outlined below. The complete text of the code is included as **Exhibit 3.**

Section 798.10 Change of use

> *"Change of use" means a use of the park for a purpose other than the rental, or the holding out for rent, of two or more mobilehome sites to accommodate mobilehomes used for human habitation, and does not mean the adoption, amendment, or repeal of a park rule or regulation. A change of use may affect an entire park or any portion thereof. "Change of use" includes, but is not limited to, a change of the park or any portion thereof to a condominium, stock cooperative, planned unit development, or any form of ownership wherein spaces within the park are to be sold.*

Section 798.56 (g) "change of use of the mobile home park or any portion thereof" provided:

> *(1) The management gives the homeowners at least 60 days' written notice that the management will be appearing before a local governmental board, commission, or body to request permits for a change of use of the mobilehome park.*

(2) (A) After all required permits requesting a change of use have been approved by the local governmental board, commission, or body, the management shall give the homeowners six months' or more written notice of termination of tenancy.

(B) If the change of use requires no local governmental permits, then notice shall be given 12 months or more prior to the management's determination that a change of use will occur. The management in the notice shall disclose and describe in detail the nature of the change of use.

(3) The management gives each proposed homeowner written notice thereof prior to the inception of the proposed homeowner's tenancy that the management is requesting a change of use before local governmental bodies or that a change of use request has been granted.

(4) The notice requirements for termination of tenancy set forth in this section and Section 798.57 shall be followed if the proposed change actually occurs.

(5) A notice of a proposed change of use given prior to January 1, 1980, that conforms to the requirements in effect at that time shall be valid. The requirements for a notice of a proposed change of use imposed by this subdivision shall be governed by the law in effect at the time the notice was given.

Section 798.56 (h) *The report required pursuant to subdivisions (b) and (i) of Section 65863.7 of the Government Code shall be given to the homeowners or residents at the same time that notice is required pursuant to subdivision (g) of this section.*

Section 798.3 *Recreational vehicles are not subject to the right of resale as per Civil Code section 798.3 ("'Mobilehome,' for purposes of this chapter, other than 798.73, also includes trailers and other recreational vehicles…other than motorhomes, truck campers, and camping trailers…")*

2023

Exhibit 5

Mobilehome Residency Law

2023 CALIFORNIA MOBILEHOME RESIDENCY LAW

INTRODUCTION

Most of the provisions of the California Mobilehome Residency Law (MRL) were enacted piecemeal over a number of years and eventually codified under Chapter 2.5 of the Civil Code in 1978. Since 1978, a number of sections have been amended and others added to the Code. The MRL is divided into nine Articles, by subject, as indicated in the accompanying Table of Contents.

The Mobilehome Residency Law, like provisions of conventional landlord-tenant law, are enforced by the courts; that is, the disputing parties must enforce the MRL against one another in a court of law. The State Department of Housing and Community Development (HCD) does not have authority to enforce these Civil Code provisions. For example, a park owner must utilize an unlawful detainer procedure in a court to evict a homeowner for non-payment of rent or failure to abide by reasonable park rules. By the same token, a manufactured homeowner must bring legal action, in court, to enforce a notice or other MRL requirement, or obtain an injunction, if the management will not otherwise abide by the MRL.

Other selected laws not part of the MRL but related to park residency are included in this handbook. These include the Recreational Vehicle Park Occupancy Law, first enacted in 1979, which governs tenancies in RV parks. The RV Park Occupancy Law was substantially revised in 1992, dividing it into seven Articles. Also enclosed are relevant laws on mobilehome resale disclosure, park emergency preparedness plans, mobilehome park polling places, registration and titles, and traffic enforcement in mobilehome parks.

NOTE: Mobilehome Residency Law Protection Program (MRLPP). Beginning July 1, 2021, any mobilehome or manufactured homeowner living in a mobilehome park under a rental agreement may submit a complaint for an alleged violation of the Mobilehome Residency Law. Any mobilehome or manufactured homeowner residing in a permitted mobilehome park is eligible to submit a complaint. Complaints must be submitted to HCD. HCD provides assistance to help resolve and coordinate resolution of the most severe alleged violations of the Mobilehome Residency Law. For questions regarding the MRLPP please call (800) 952-8356, email MRLComplaint@hcd.ca.gov or visit www.hcd.ca.gov.

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2023 MOBILEHOME RESIDENCY LAW

CHAPTER 2.5 OF THE CALIFORNIA CIVIL CODE

ARTICLE 1 - GENERAL

798 TITLE AND APPLICATION

This Chapter shall be known and may be cited as the "Mobilehome Residency Law."

(Amended by Stats. 1992, Chap. 958 (SB 1655, Craven), eff. 9/28/1992)

798.1 APPLICATION OF DEFINITIONS

Unless the provisions or context otherwise requires, the following definitions shall govern the construction of this chapter.

(Amended by Stats. 1978, Chap. 1031 (SB 2119, Mills), eff. 1/1/1979)

798.2 DEFINITION OF MANAGEMENT

"Management" means the owner of a mobilehome park or an agent or representative authorized to act on his behalf in connection with matters relating to a tenancy in the park.

(Added by Stats. 1978, Chap. 1031 (SB 2119, Mills), eff. 1/1/1979)

798.3 DEFINITION OF MOBILEHOME

(a) "Mobilehome" is a structure designed for human habitation and for being moved on a street or highway under permit pursuant to Section 35790 of the Vehicle Code. Mobilehome includes a manufactured home, as defined in Section 18007 of the Health and Safety Code, and a mobilehome, as defined in Section 18008 of the Health and Safety Code, but, except as provided in subdivision (b), does not include a recreational vehicle, as defined in Section 799.29 of this code and Section 18010 of the Health and Safety Code or a commercial coach as defined in Section 18001.8 of the Health and Safety Code.

(b) "Mobilehome," for purposes of this chapter, other than Section 798.73, also includes trailers and other recreational vehicles of all types defined in Section 18010 of the Health and Safety Code, other than motor homes, truck campers, and camping trailers, which are used for human habitation if the occupancy criteria of either paragraph (1) or (2), as follows, are met:

(1) The trailer or other recreational vehicle occupies a mobilehome site in the park, on November 15, 1992, under a rental agreement with a term of one month or longer, and the trailer or other recreational vehicle occupied a mobilehome site in the park prior to January 1, 1991.

(2) The trailer or other recreational vehicle occupies a mobilehome site in the park for nine or more continuous months commencing on or after November 15, 1992.

"Mobilehome" does not include a trailer or other recreational vehicle located in a recreational vehicle park subject to Chapter 2.6 (commencing with Section 799.20).

(Amended by Stats. 2005, Chap. 595 (SB 253, Torlakson), eff. 1/1/2006)

798.4 DEFINITION OF MOBILEHOME PARK

"Mobilehome park" is an area of land where two or more mobilehome sites are rented, or held out for rent, to accommodate mobilehomes used for human habitation.

(Added by Stats. 1978, Chap. 1031 (SB 2119, Mills), eff. 1/1/1979)

798.6 DEFINITION OF PARK

"Park" is a manufactured housing community as defined in Section 18210.7 of the Health & Safety Code, or a mobilehome park.

(Amended by Stats. 2007, Chap. 596 (AB 382, Saldana), eff. 1/1/2008)

798.7 DEFINITION OF NEW CONSTRUCTION

(a) New construction means any newly constructed spaces initially held out for rent after January 1, 1990. **A mobilehome park space shall be considered initially held out for rent on the date of issuance of a permit or certificate of occupancy for that space by the enforcement agency in accordance with Section 18551 or 18613 of the Health and Safety Code.**

(b) New mobilehome park construction means **all spaces contained in a newly constructed mobilehome park for which a permit to operate is first issued by the enforcement agency on or after January 1, 2023**.

(Added by Stats. 2022, effective 1/1/2023)

798.8 DEFINITION OF RENTAL AGREEMENT

"Rental agreement" is an agreement between the management and the homeowner establishing the terms and conditions of a park tenancy. A lease is a rental agreement.

(Amended by Stats. 1982, Chap. 1397 (AB 2429, Cortese), eff. 1/1/1983)

798.9 DEFINITION OF HOMEOWNER

"Homeowner" is a person who has a tenancy in a mobilehome park under a rental agreement.

(Amended by Stats. 1982, Chap. 1397 (AB 2429, Cortese), eff. 1/1/1983)

798.10 DEFINITION OF CHANGE OF USE

"Change of use" means a use of the park for a purpose other than the rental, or the holding out for rent, of two or more mobilehome sites to accommodate mobilehomes used for human habitation, and does not mean the adoption, amendment, or repeal of a park rule or regulation. A change of use may affect an entire park or any portion thereof. "Change of use" includes, but is not limited to, a change of the park or any portion thereof to a condominium, stock cooperative, planned unit development, or any form of ownership wherein spaces within the park are to be sold.

(Amended by Stats. 1980, Chap. 137 (AB 760, Ellis), eff. 1/1/1982)

798.11 DEFINITION OF RESIDENT

"Resident" is a homeowner or other person who lawfully occupies a mobilehome.

(Amended by Stats. 1982, Chap. 1397 (AB 2429, Cortese), eff. 1/1/1983)

798.12 DEFINITION OF TENANCY

"Tenancy" is the right of a homeowner to the use of a site within a mobilehome park on which to locate, maintain, and occupy a mobilehome, site improvements, and accessory structures for human habitation, including the use of the services and facilities of the park.

(Amended by Stats. 1982, Chap. 1397 (AB 2429, Cortese), eff. 1/1/1983)

798.13 STATE OWNED PARKS - EMPLOYEES

(a) This chapter does not apply to any area owned, operated, or maintained by the state for the purpose of providing employee housing or space for a mobilehome owned or occupied by an employee of the state.

(b) Notwithstanding subdivision (a), a state employer shall provide the occupant of a privately owned mobilehome that is situated in an employee housing area owned, operated, or maintained by the state, and that is occupied by a state employee by agreement with his or her state employer and subject to the terms and conditions of that state employment, with a minimum of 60-days' notice prior to terminating the tenancy for any reason.

(Added by Stats. 2000, Chap. 471 (AB 2008, Committee on Housing), eff. 1/1/2001)

798.14 DELIVERY OF NOTICE

(a) Unless otherwise provided, all notices required by this chapter shall be either delivered personally to the homeowner or deposited in the United States mail, postage prepaid, addressed to the homeowner at his or her site within the mobilehome park.

(b) All notices required by this chapter to be delivered prior to February 1 of each year may be combined in one notice that contains all the information required by sections under which the notices are given.

(Amended by Stats. 2012, Chap. 478 (AB 2150, Atkins), eff. 1/1/2013)

ARTICLE 2 - RENTAL AGREEMENT

798.15 IN-WRITING AND REQUIRED CONTENTS

The rental agreement shall be in writing and shall contain, in addition to the provisions otherwise required by law to be included, all of the following:

(a) The term of the tenancy and the rent therefor.

(b) The rules and regulations of the park.

(c) A copy of the text of this chapter shall be provided as an exhibit and shall be incorporated into the rental agreement by reference. Management shall do one of the following prior to February 1 of each year, if a significant change was made in this chapter by legislation enacted in the prior year:

(1) Provide all homeowners with a copy of this chapter.

(2) Provide written notice to all homeowners that there has been a change to this chapter and that they mayobtain

one copy of this chapter from management at no charge. Management must provide a copy within a reasonable time, not to exceed seven days, upon request.

(d) A provision specifying that (1) it is the responsibility of the management to provide and maintain physical improvements in the common facilities in good working order and condition and (2) with respect to a sudden or unforeseeable breakdown or deterioration of these improvements, the management shall have a reasonable period of time to repair the sudden or unforeseeable breakdown or deterioration and bring the improvements into good working order and condition after management knows or should have known of the breakdown or deterioration. For purposes of this subdivision, a reasonable period of time to repair a sudden or unforeseeable breakdown or deterioration shall be as soon as possible in situations affecting a health or safety condition, and shall not exceed 30 days in any other case except where exigent circumstances justify a delay.

(e) A description of the physical improvements to be provided the homeowner during his or her tenancy.

(f) A provision listing those services which will be provided at the time the rental agreement is executed and will continue to be offered for the term of tenancy and the fees, if any, to be charged for thoseservices.

(g) A provision stating that management may charge a reasonable fee for services relating to the maintenance of the land and premises upon which a mobilehome is situated in the event the homeowner fails to maintain the land or premises in accordance with the rules and regulations of the park after written notification to the homeowner and the failure of the homeowner to comply within 14 days. The written notice shall state the specific condition to be corrected and an estimate of the charges to be imposed by management if the services are performed by management or its agent.

(h) All other provisions governing the tenancy.

(i) A copy of the following notice. Management shall also, prior to February 1 of each year, provide a copy of the following notice to all homeowners:

IMPORTANT NOTICE TO ALL MANUFACTURED HOME/MOBILEHOME OWNERS:
CALIFORNIA LAW REQUIRES THAT YOU BE MADE AWARE OF THE FOLLOWING:

The Mobilehome Residency Law (MRL), found in Section 798 et seq. of the Civil Code, establishes the rights and responsibilities of homeowners and park management. The MRL is deemed a part of the terms of any park rental agreement or lease. This notice is intended to provide you with a general awareness of selected parts of the MRL and other important laws. It does not serve as a legal explanation or interpretation. For authoritative information, you must read and understand the laws. These laws change from time to time. In any year in which the law has changed, you may obtain one copy of the full text of the law from management at no charge. This notice is required by Civil Code Section 798.15(i) and the information provided may not be current.

Homeowners and park management have certain rights and responsibilities under the MRL. These include, but are not limited to:

(1) Management must give a homeowner written notice of any increase in his or her rent at least 90 days before the date of the increase. (Civil Code Section 798.30)

(2) No rental or sales agreement may contain a provision by which a purchaser or a homeowner waives any of his orher rights under the MRL. (Civil Code Sections 798.19, 798.77)

(3) Management may not terminate or refuse to renew a homeowner's tenancy except for one or more of the authorized reasons set forth in the MRL. (Civil Code Sections 798.55, 798.56) Homeowners must pay rent, utility charges, and reasonable incidental service charges in a timely manner. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)

(4) Homeowners, residents, and their guests must comply with the rental agreement or lease, including the reasonable rules and regulations of the park and all applicable local ordinances and state laws and regulations relating to mobilehomes. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)

(5) Homeowners have a right to peacefully assemble and freely communicate with respect to mobilehome living and for social or educational purposes. Homeowners have a right to meet in the park, at reasonable hours and in a reasonable manner, for any lawful purpose. Homeowners may not be charged a cleaning deposit in order to use the park clubhouse for meetings of resident organizations or for other lawful purposes, such as to hear from political candidates, so long as a homeowner of the park is hosting the meeting and all park residents are allowed to attend. Homeowners may not be required to obtain liability insurance in order to use common facilities unless alcohol is served. (Civil Code Sections 798.50, 798.51)

(6) If a home complies with certain standards, the homeowner is entitled to sell it in place in the park. If you sell your home, you are required to provide a manufactured home and mobilehome transfer disclosure statement to the buyer prior to sale. (Civil Code Section 1102.6d) When a home is sold, the owner is required to transfer the title to the buyer. The sale of the home is not complete until you receive the title from the seller. It is the responsibility of

the buyer to also file paperwork with the Department of Housing and Community Development to register the home in his or her name. (Civil Code Sections 798.70-798.74)

(7) Management has the right to enter the space upon which a mobilehome is situated for maintenance of utilities, trees, and driveways; for inspection and maintenance of the space in accordance with the rules and regulations of the park when the homeowner or resident fails to maintain the space; and for protection and maintenance of the mobilehome park at any reasonable time, but not in a manner or at a time that would interfere with the resident's quiet enjoyment of his or her home. (Civil Code Section 798.26)

(8) A homeowner may not make any improvements or alterations to his or her space or home without following the rules and regulations of the park and all applicable local ordinances and state laws and regulations, which may include obtaining a permit to construct, and, if required by park rules or the rental agreement, without prior written approval of management. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)

(9) In California, mobilehome owners must pay annual property tax to the county tax collector or an annual fee in lieu of taxes to the Department of Housing and Community Development (HCD). If you are unsure which to pay, contact HCD. Failure to pay taxes or in lieu fees can have serious consequences, including losing your home at a tax sale.

(10) For more information on registration, titling, and taxes, contact: the Department of Housing and Community Development www.hcd.ca.gov (800) 952-8356; your County Tax Collector; or call your local county government.

(Amended by Stats. 2016, Chap. 396 (AB 587, Chau), eff. 1/1/2017)

798.16 INCLUSION OF OTHER PROVISIONS

(a) The rental agreement may include other provisions permitted by law, but need not include specific language contained in state or local laws not a part of this chapter.

(b) Management shall return an executed copy of the rental agreement to the homeowner within 15 business days after management has received the rental agreement signed by the homeowner.

(Amended by Stats. 2004, Chap. 302 (AB 2351, Corbett), eff. 1/1/2005)

798.17 RENTAL AGREEMENTS EXEMPT FROM RENT CONTROL; RIGHT TO INSPECT

(a) (1) Except as provided in subdivisions (i), (j), and (k), rental agreements meeting the criteria of subdivision (b) shall be exempt from any ordinance, rule, regulation, or initiative measure adopted by any local governmental entity which establishes a maximum amount that a landlord may charge a tenant for rent. The terms of a rental agreement meeting the criteria of subdivision (b) shall prevail over conflicting provisions of an ordinance, rule, regulation, or initiative measure limiting or restricting rents in mobilehome parks, only during the term of the rental agreement or one or more uninterrupted, continuous extensions thereof. If the rental agreement is not extended and no new rental agreement in excess of 12 months' duration is entered into, then the last rental rate charged for the space under the previous rental agreement shall be the base rent for purposes of applicable provisions of law concerning rent regulation, if any.

(2) In the first sentence of the first paragraph of a rental agreement entered into on or after January 1, 1993, pursuant to this section, there shall be set forth a provision in at least 12-point boldface type if the rental agreement is printed, or in capital letters if the rental agreement is typed, giving notice to the homeowner that the rental agreement will be exempt from any ordinance, rule, regulation, or initiative measure adopted by any local governmental entity which establishes a maximum amount that a landlord may charge a tenant for rent.

(b) Rental agreements subject to this section shall meet all of the following criteria:

(1) The rental agreement shall be in excess of 12 months' duration.

(2) The rental agreement shall be entered into between the management and a homeowner for the personal and actual residence of the homeowner.

(3) The homeowner shall have at least 30 days from the date the rental agreement is first offered to the homeowner to accept or reject the rental agreement.

(4) The homeowner who signs a rental agreement pursuant to this section may void the rental agreement by notifying management in writing within 72 hours of returning the signed rental agreement to management.

(5) The homeowner who signs a rental agreement pursuant to this section may void the agreement within 72 hours of receiving an executed copy of the rental agreement pursuant to Section 798.16. This paragraph shall only apply if management does not provide the homeowner with a copy of the signed rental agreement at the time the homeowner returns the signed rental agreement.

(c) If, pursuant to paragraph (3) or (4) of subdivision (b), the homeowner rejects the offered rental agreement or rescinds

a signed rental agreement, the homeowner shall be entitled to instead accept, pursuant to Section 798.18, a rental agreement for a term of 12 months or less from the date the offered rental agreement was to have begun. In the event the homeowner elects to have a rental agreement for a term of 12 months or less, including a month-to-month rental agreement, the rental agreement shall contain the same rental charges, terms, and conditions as the rental agreement offered pursuant to subdivision (b), during the first 12 months, except for options, if any, contained in the offered rental agreement to extend or renew the rental agreement.

(d) Nothing in subdivision (c) shall be construed to prohibit the management from offering gifts of value, other than rental rate reductions, to homeowners who execute a rental agreement pursuant to this section.

(e) With respect to any space in a mobilehome park that is exempt under subdivision (a) from any ordinance, rule, regulation, or initiative measure adopted by any local governmental entity that establishes a maximum amount that a landlord may charge a homeowner for rent, and notwithstanding any ordinance, rule, regulation, or initiative measure, a mobilehome park shall not be assessed any fee or other exaction for a park space that is exempt under subdivision (a) imposed pursuant to any ordinance, rule, regulation, or initiative measure. No other fee or other exaction shall be imposed for a park space that is exempt under subdivision (a) for the purpose of defraying the cost of administration thereof.

(f) At the time the rental agreement is first offered to the homeowner, the management shall provide written notice to the homeowner of the homeowner's right (1) to have at least 30 days to inspect the rental agreement, and (2) to void the rental agreement by notifying management in writing within 72 hours of receipt of an executed copy of the rental agreement. The failure of the management to provide the written notice shall make the rental agreement voidable at the homeowner's option upon the homeowner's discovery of the failure. The receipt of any written notice provided pursuant to this subdivision shall be acknowledged in writing by the homeowner.

(g) No rental agreement subject to subdivision (a) that is first entered into on or after January 1, 1993, shall have a provision which authorizes automatic extension or renewal of, or automatically extends or renews, the rental agreement for a period beyond the initial stated term at the sole option of either the management or the homeowner.

(h) This section does not apply to or supersede other provisions of this part or other state law.

(i) This section shall not apply to any rental agreement entered into on or after January 1, 2021.

(j) This section shall not apply to any rental agreement entered into from February 13, 2020, to December 31, 2020, inclusive.

(k) This section shall remain in effect until January 1, 2025, and as of that date is repealed. As of January 1, 2025, any exemption pursuant to this section shall expire.

(l) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

(Amended by Stats, 2021 Chap. 35 (AB 2782, Stone), eff.2021)

798.18 LENGTH OF AGREEMENT; COMPARABLE MONTHLY TERMS

(a) A homeowner shall be offered a rental agreement for (1) a term of 12 months, or (2) a lesser period as the homeowner may request, or (3) a longer period as mutually agreed upon by both the homeowner and management.

(b) No agreement shall contain any terms or conditions with respect to charges for rent, utilities, or incidental reasonable service charges that would be different during the first 12 months of the rental agreement from the corresponding terms or conditions that would be offered to the homeowners on a month-to-month basis.

(c) No rental agreement for a term of 12 months or less shall include any provision which authorizes automatic extension or renewal of, or automatically extends or renews, the rental agreement beyond the initial term for a term longer than 12 months at the sole option of either the management or the homeowner.

(Amended by Stats. 1992, Chap. 289 (SB 1454, Craven), eff. 1/1/1993)

798.19 NO WAIVER OF CHAPTER 2.5 RIGHTS

No rental agreement for a mobilehome shall contain a provision by which the homeowner waives his or her rights under the provisions of Articles 1 to 8, inclusive, of this chapter. Any such waiver shall be deemed contrary to public policy and void.

(Amended by Stats. 1982, Chap. 1397 (AB 2429, Cortese), eff. 1/1/1983)

798.19.5 PARK OWNER RIGHT OF FIRST REFUSAL TO PURCHASE HOME

A rental agreement entered into or renewed on and after January 1, 2006, shall not include a clause, rule, regulation, or any other provision that grants to management the right of first refusal to purchase a homeowner's mobilehome that is in the

park and offered for sale to a third party pursuant to Article 7 (commencing with Section 798.70). This section does not preclude a separate agreement for separate consideration granting the park owner or management a right of first refusal to purchase the homeowner's mobilehome that is in the park and offered for sale.

(Added by Stats. 2005, Chap. 35 (SB 237, Migden), eff. 1/1/2006)

798.20 NO PRIVATE CLUB DISCRIMINATION

(a) Membership in any private club or organization that is a condition for tenancy in a park shall not be denied on any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code.

(b) Notwithstanding subdivision (a), with respect to familial status, subdivision (a) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in subdivision (a) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of this code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to subdivision (a).

(Amended by Stats. 2006, Chap. 578 (AB 2800, Laird), eff. 1/1/2007)

798.21 NON-PRINCIPAL RESIDENCE - RENT CONTROL EXEMPT

(a) Notwithstanding Section 798.17, if a mobilehome space within a mobilehome park is not the principal residence of the homeowner and the homeowner has not rented the mobilehome to another party, it shall be exempt from any ordinance, rule, regulation, or initiative measure adopted by any city, county, or city and county, which establishes a maximum amount that the landlord may charge a tenant for rent.

(b) Nothing in this section is intended to require any homeowner to disclose information concerning his or her personal finances. Nothing in this section shall be construed to authorize management to gain access to any records which would otherwise be confidential or privileged.

(c) For purposes of this section, a mobilehome shall be deemed to be the principal residence of the homeowner, unless a review of state or county records demonstrates that the homeowner is receiving a homeowner's exemption for another property or mobilehome in this state, or unless a review of public records reasonably demonstrates that the principal residence of the homeowner is out of state.

(d) Before modifying the rent or other terms of tenancy as a result of a review of records, as described in subdivision (c), the management shall notify the homeowner, in writing, of the proposed changes and provide the homeowner with a copy of the documents upon which management relied.

(e) The homeowner shall have 90 days from the date the notice described in subdivision (d) is mailed to review and respond to the notice. Management may not modify the rent or other terms of tenancy prior to the expiration of the 90-day period or prior to responding, in writing, to information provided by the homeowner. Management may not modify the rent or other terms of tenancy if the homeowner provides documentation reasonably establishing that the information provided by management is incorrect or that the homeowner is not the same person identified in the documents. However, nothing in this subdivision shall be construed to authorize the homeowner to change the homeowner's exemption status of the other property or mobilehome owned by the homeowner.

(f) This section does not apply under any of the following conditions:

(1) The homeowner is unable to rent or lease the mobilehome because the owner or management of the mobilehome park in which the mobilehome is located does not permit, or the rental agreement limitsor prohibits, the assignment of the mobilehome or the subletting of the park space.

(2) The mobilehome is being actively held available for sale by the homeowner, or pursuant to a listing agreement with a real estate broker licensed pursuant to Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, or a mobilehome dealer, as defined in Section 18002.6 of the Health and Safety Code. A homeowner, real estate broker, or mobilehome dealer attempting to sell a mobilehome shall actively market and advertise the mobilehome for sale in good faith to bona fide purchasers for value in order to remain exempt pursuant to this subdivision.

(3) The legal owner has taken possession or ownership, or both, of the mobilehome from registered owner through either a surrender of ownership interest by the registered owner or a foreclosure proceeding.

(Amended by Stats. 2003, Chap. 132 (AB 1173, Haynes), eff. 1/1/2004)

798.22 RECREATIONAL VEHICLES IN PARKS – DESIGNATED AREAS

(a) In any new mobilehome park that is developed after January 1, 1982, mobilehome spaces shall not be rented for the accommodation of recreational vehicles as defined by Section 799.29 unless the mobilehome park has a specifically designated area within the park for recreational vehicles, which is separate and apart from the area designated for mobilehomes. Recreational vehicles may be located only in the specifically designated area.

(b) Any new mobilehome park that is developed after January 1, 1982, is not subject to the provisions of this section until 75 percent of the spaces have been rented for the first time.

(Amended by Stats. 1993, Chap. 666 (AB 503, Rainey), eff. 1/1/1994)

ARTICLE 3 - RULES AND REGULATIONS

798.23 APPLICATION TO PARK OWNERS AND EMPLOYEES

(a) Management shall be subject to, and comply with, all park rules and regulations to the same extent as residents and their guests.

(b) Subdivision (a) of this section does not apply to either of the following:

(1) Any rule or regulation that governs the age of any resident or guest.

(2) Acts of management that are undertaken to fulfill management's maintenance, management, and business operation responsibilities.

(c) (1) Notwithstanding subdivision (b) and subject to paragraph (2), management shall be subject to, and comply with, all rules and regulations that prohibit a homeowner from renting or subleasing the homeowner's mobilehome or mobilehome space.

(2) (A) If a rule or regulation has been enacted that prohibits either renting or subleasing by a homeowner, management shall not directly rent a mobilehome except as follows:

(i) Management may directly rent up to two mobilehomes within the park for the purpose of housing onsite employees.

(ii) For every 200 mobilehomes in a park, the management may directly rent one more mobilehome within the park, in addition to the mobilehomes authorized for direct rental pursuant to clause (i), for the purpose of housing onsite employees.

(B) For purposes of this paragraph, "the purpose of housing onsite employees" includes directly renting a mobilehome to a person who is not an onsite employee to avoid a vacancy during times when the mobilehome is authorized for direct rental pursuant to subparagraph (A) and not needed for housing onsite employees.

(d) Notwithstanding subdivision (c), management may continue to directly rent a mobilehome to a tenant if both of the following apply:

(1) The tenancy was initially established by a rental agreement executed before January 1, 2022.

(2) A tenant listed on the rental agreement described in paragraph (1) continues to occupy the mobilehome.

(e) (1) A park shall be exempt from the provisions of subdivision (c) if either of the following apply:

(A) The park is owned and operated by an organization that qualifies as an exempt organization under Section 501(c)(3) of the United States Internal Revenue Code of 1986, and the property has been granted an exemption from property taxation pursuant to Section 214 of the Revenue and Taxation Code.

(B) The park is owned by a government agency or an entity controlled by a government agency, and has an affordability covenant in place.

(2) The exemption contained in paragraph (1) applies only to those mobilehomes or mobilehome sites within a park that are restricted for use as affordable housing pursuant to either a written regulatory agreement or the policy or practice of the exempt organization or government agency.

(Amended by Stats. 2021, Ch. 706, Sec. 1. (AB 861) Effective January 1, 2022.)

798.23.5 SUBLEASING

(a) (1) Management shall permit a homeowner to rent his or her home that serves as the homeowner's primary residence or sublet his or her space, under the circumstances described in paragraph (2) and subject to the requirements of this section.

(2) A homeowner shall be permitted to rent or sublet pursuant to paragraph (1) if a medical emergency or medical treatment requires the homeowner to be absent from his or her home and this is confirmed in writing by an attending physician.

(b) The following provisions shall apply to a rental or sublease pursuant to this section:

(1) The minimum term of the rental or sublease shall be six months, unless the management approves a shorter term, but no greater than 12 months, unless management approves a longer term.

(2) The management may require approval of a prospective renter or sublessee, subject to the process and restrictions provided by subdivision (a) of Section 798.74 for prospective purchasers of mobilehomes. A prospective sublessee shall comply with any rule or regulation limiting residency based on age requirements,

pursuant to Section 798.76. The management may charge a prospective sublessee a credit screening fee for the actual cost of any personal reference check or consumer credit report that is provided by a consumer credit reporting agency, as defined in Section 1785.3, if the management or his or her agent requires that personal reference check or consumer credit report.

(3) The renter or sublessee shall comply with all rules and regulations of the park. The failure of a renter or sublessee to comply with the rules and regulations of the park may result in the termination of the homeowner's tenancy in the mobilehome park, in accordance with Section 798.56. A homeowner's tenancy may not be terminated under this paragraph if the homeowner completes an action for unlawful detainer or executes a judgment for possession, pursuant to Chapter 4 (commencing with Section 1159) of Title 3 of Part 3 of the Code of Civil Procedure within 60 days of the homeowner receiving notice of termination of tenancy.

(4) The homeowner shall remain liable for the mobilehome park rent and other park charges.

(5) The management may require the homeowner to reside in the mobilehome park for a term of one year before management permits the renting or subletting of a mobilehome or mobilehome space.

(6) Notwithstanding subdivision (a) of Section 798.39, if a security deposit has been refunded to the homeowner pursuant to subdivision (b) or (c) of Section 798.39, the management may require the homeowner to resubmit a security deposit in an amount or value not to exceed two months' rent in addition to the first month's rent. Management may retain this security deposit for the duration of the term of the rental orsublease.

(7) The homeowner shall keep his or her current address and telephone number on file with the management during the term of rental or sublease. If applicable, the homeowner may provide the name, address, and telephone number of his or her legal representative.

(c) A homeowner may not charge a renter or sublessee more than an amount necessary to cover the cost of space rent, utilities, and scheduled loan payments on the mobilehome, if any.

(Added by Stats. 2002, Chap. 672 (SB 1410, Chesbro), eff. 1/1/2003)

798.24 POSTING OF COMMON AREA FACILITY HOURS

Each common area facility shall be open or available to residents at all reasonable hours and the hours of the common area facility shall be posted at the facility.

(Amended by Stats. 2001, Chap. 83 (AB 1202, Harman), eff. 1/1/2002)

798.25 AMENDMENTS TO RULES AND REGULATIONS – NOTICE

(a) Except as provided in subdivision (d), when the management proposes an amendment to the park's rules and regulations, the management shall meet and consult with the homeowners in the park, their representatives, or both, after written notice has been given to all the homeowners in the park 10 days or more before the meeting. The notice shall set forth the proposed amendment to the park's rules and regulations and shall state the date, time, and location of the meeting.

(b) Except as provided in subdivision (d), following the meeting and consultation with the homeowners, the noticed amendment to the park's rules and regulations may be implemented, as to any homeowner, with the consent of that homeowner, or without the homeowner's consent upon written notice of not less than six months, except for regulations applicable to recreational facilities, which may be amended without homeowner consent upon written notice of not less than 60 days.

(c) Written notice to a homeowner whose tenancy commences within the required period of notice of a proposed amendment to the park's rules and regulations under subdivision (b) or (d) shall constitute compliance with this section where the written notice is given before the inception of the tenancy.

(d) When the management proposes an amendment to the park's rules and regulations mandated by a change in the law, including, but not limited to, a change in a statute, ordinance, or governmental regulation, the management may implement the amendment to the park's rules and regulations, as to any homeowner, with the consent of that homeowner or without the homeowner's consent upon written notice of not less than 60 days. For purposes of this subdivision, the management shall specify in the notice the citation to the statute, ordinance, or regulation, including the section number, that necessitates the proposed amendment to the park's rules and regulations.

(e) Any amendment to the park's rules and regulations that creates a new fee payable by the homeowner and that has not been expressly agreed upon by the homeowner and management in the written rental agreement or lease, shall be void and unenforceable.

(Amended by Stats. 2005, Chap. 22 (SB 1108, Committee on Judiciary), eff. 1/1/2006)

The following intent language appears in Section 2 of SB 351 (Chap. 323, Stat. 1999) but not in this code:

"The Legislature finds and declares that this act is intended to prohibit park owners from amending park rules and regulations to impose new fees on park residents. The act is not intended to limit the provisions of Article 4 (commencing with Section 798.30) of Chapter 2.5 of Title 2 of Part 2 of Division 2 of the Civil Code) with respect to the imposition of fees."

798.25.5 VOID AND UNENFORCEABLE RULES OR REGULATIONS

Any rule or regulation of a mobilehome park that (a) is unilaterally adopted by the management, (b) is implemented without the consent of the homeowners, and (c) by its terms purports to deny homeowners their right to a trial by jury or which would mandate binding arbitration of any dispute between the management and homeowners shall be void and unenforceable.

(Added by Stats. 1993, Chap. 889 (AB 1012, Bornstein), eff. 1/1/1994)

798.26 MANAGEMENT ENTRY INTO MOBILEHOMES

(a) Except as provided in subdivision (b), the ownership or management of a park have no right of entry to a mobilehome or enclosed accessory structure without the prior written consent of the resident. The consent may be revoked in writing by the resident at any time. The ownership or management shall have a right of entry upon the land upon which a mobilehome is situated for maintenance of utilities, trees, and driveways, for maintenance of the premises in accordance with the rules and regulations of the park when the homeowner or resident fails to so maintain the premises, and protection of the mobilehome park at any reasonable time, but not in a manner or at a time which would interfere with the resident's quiet enjoyment.

(b) The ownership or management of a park may enter a mobilehome or enclosed accessory structure without the prior written consent of the resident in case of an emergency or when the resident has abandoned the mobilehome or accessory structure.

(Amended by Stats. 2008, Chap. 115 (SB 1234, Correa), eff. 1/1/20

798.27 NOTICE OF ZONING OR USE PERMIT AND DURATION OF LEASE

(a) The management shall give written notice to all homeowners and prospective homeowners concerning the following matters:
   (1) The nature of the zoning or use permit under which the mobilehome park operates. If the mobilehome park is operating pursuant to a permit subject to a renewal or expiration date, the relevant information and dates shall be included in the notice.
   (2) The duration of any lease of the mobilehome park, or any portion thereof, in which the management is alessee.

(b) If a change occurs concerning the zoning or use permit under which the park operates or a lease in which the management is a lessee, all homeowners shall be given written notice within 30 days of that change. Notification regarding the change of use of the park, or any portion thereof, shall be governed by subdivision (g) of Section 798.56. A prospective homeowner shall be notified prior to the inception of the tenancy.

(Amended by Stats. 1991, Chap. 190 (AB 600, Chacon), eff. 1/1/1992)

798.28 DISCLOSURE OF MOBILEHOME PARK OWNER'S NAME

The management of a mobilehome park shall disclose, in writing, within 10 business days, the name, business address, and business telephone number of the mobilehome park owner upon the request of a homeowner.

(Amended by Stats. 20171991, Chap. 62 (AB 294, Gipson), eff. 1/1/2018)

798.28.5 VEHICLE REMOVAL FROM PARK

(a) Except as otherwise provided in this section, the management may cause the removal, pursuant to Section 22658 of the Vehicle Code, of a vehicle other than a mobilehome that is parked in the park when there is displayed a sign at each entrance to the park as provided in paragraph (1) of subdivision (a) of Section 22658 of the Vehicle Code.

(b) (1) Management may not cause the removal of a vehicle from a homeowner's or resident's driveway or a homeowner's or resident's designated parking space except if management has first posted on the windshield of the vehicle a notice stating management's intent to remove the vehicle in seven days and stating the specific park rule that the vehicle has violated that justifies its removal. After the expiration of seven days following the posting of the notice, management may remove a vehicle that remains in violation of a rule for which notice has been posted upon the vehicle. If a vehicle rule violation is corrected within seven days after the rule violation notice is posted on the vehicle, the vehicle may not be removed. If a vehicle upon which a rule violation notice has been posted is removed from the park by a homeowner or resident and subsequently is returned to the park still in violation of the rule stated in the notice, management is not required to post any additional notice on the vehicle, and the vehicle may be removed after the expiration of the seven-day period following the original notice posting.

   (2) If a vehicle poses a significant danger to the health or safety of a park resident or guest, or if a homeowner or resident requests to have a vehicle removed from his or her driveway or designated parking space, the

requirements of paragraph (1) do not apply, and management may remove the vehicle pursuant to Section 22658 of the Vehicle Code.

(Amended by Stats. 2004, Chap. 302 (AB 2351, Corbett), eff. 1/1/2005)

798.29 NOTICE OF MOBILEHOME ASSISTANCE CENTER

The management shall post a Mobilehome Assistance Center sign provided by the Department of Housing and Community Development, as required by Section 18253.5 of the Health and Safety Code.

(Amended by Stats. 2018, Ch. 957, Sec. 1. (SB 1078) Effective January 1, 2019.)

798.29.6 INSTALLATION OF ACCOMMODATIONS FOR THE DISABLED

The management shall not prohibit a homeowner or resident from installing accommodations for the disabled on the home or the site, lot, or space on which the mobilehome is located, including, but not limited to, ramps or handrails on the outside of the home, as long as the installation of those facilities complies with code, as determined by an enforcement agency, and those facilities are installed pursuant to a permit, if required for the installation, issued by the enforcement agency. The management may require that the accommodations installed pursuant to this section be removed by the current homeowner at the time the mobilehome is removed from the park or pursuant to a written agreement between the current homeowner and the management prior to the completion of the resale of the mobilehome in place in the park. This section is not exclusive and shall not be construed to condition, affect, or supersede any other provision of law or regulation relating to accessibility or accommodations for the disabled.

(Added by Stats. 2008, Chap. 170 (SB 1107, Correa), eff. 1/1/2009)

ARTICLE 3.5 - FEES AND CHARGES

798.30 NOTICE OF RENT INCREASE

The management shall give a homeowner written notice of any increase in his or her rent at least 90 days before the date of the increase.

(Amended by Stats. 1993, Chap. 448 (AB 870, Umberg), eff. 1/1/1994)

798.30.5. RENT RESTRICTIONS FOR MOBILEHOME PARKS LOCATED BETWEEN TWO INCORPORATED CITIES.

(a) (1) Subject to subdivision (b), management shall not, over the course of any 12-month period, increase the gross rental rate for a tenancy in a qualified mobilehome park more than 3 percent plus the percentage change in the cost of living, or 5 percent, whichever is lower, of the lowest gross rental rate charged for a tenancy at any time during the 12 months prior to the effective date of the increase.

(2) If the same homeowner maintains a tenancy over any 12-month period, the gross rental rate for the tenancy shall not be increased in more than two increments over that 12-month period, subject to the other restrictions of this subdivision governing gross rental rate increase.

(b) For a new tenancy in which no homeowner from the prior tenancy remains in lawful possession of the mobilehome space, management may establish the initial rental rate not subject to subdivision (a), unless the applicable local agency or jurisdiction has adopted an ordinance, rule, regulation, or initiative measure that limits the allowable rental rate for a new tenancy, in which case that ordinance, rule, regulation, or initiative measure shall apply. Subdivision (a) shall be applicable to subsequent increases after that initial rental rate has been established, except as otherwise provided in this section.

(c) A homeowner with a tenancy subject to this section shall not enter into a sublease that results in a total rent for the premises that exceeds the allowable rental rate authorized by subdivision (c) of Section 798.23.5. Nothing in this subdivision authorizes a homeowner to sublet or assign the homeowner's interest where otherwise prohibited.

(d) Management shall provide notice of any increase in the rental rate, pursuant to subdivision (a), to each homeowner in accordance with Section 798.30.

(e) This section shall not apply to a tenancy for any of the following:

(1) A mobilehome space restricted by deed, regulatory restriction contained in an agreement with a government agency, or other recorded document as affordable housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code, or subject to an agreement that provides housing subsidies for affordable housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code or comparable federal statutes.

(2) A mobilehome space constructed and maintained in connection with any higher education institution within the state for use and occupancy by students in attendance at the institution.

(3) A mobilehome space subject to any ordinance, rule, regulation, or initiative measure that restricts annual increases in the rental rate to an amount less than that provided in subdivision (a).

(4) A mobilehome space within a resident-owned mobilehome park, as defined in Section 799.

(f) (1) (A) This section shall apply to all rent increases occurring on or after February 18, 2021.

(B) This section shall become operative January 1, 2022.

(2) In the event that management has increased the rent by more than the amount permissible under subdivision (a) between February 18, 2021, and January 1, 2022, both of the following shall apply:

(A) The applicable rent on January 1, 2022, shall be the rent as of February 18, 2021, plus the maximum permissible increase under subdivision (a).

(B) Management shall not be liable to a homeowner for any corresponding rent overpayment.

(3) Management subject to subdivision (a) who increased the rental rate for a tenancy on or after February 18, 2021, but prior to January 1, 2022, by an amount less than the rental rate increase permitted by subdivision (a) shall be allowed to increase the rental rate twice, as provided in paragraph (2) of subdivision (a), within 12 months of February 18, 2021, but in no event shall that rental rate increase exceed the maximum rental rate increase permitted by subdivision (a).

(g) Any waiver of the rights under this section shall be void as contrary to public policy.

(h) For the purposes of this section:

(1) “Consumer Price Index for All Urban Consumers for All Items” means the following:

(A) The Consumer Price Index for All Urban Consumers for All Items (CPI-U) for the metropolitan area in which the property is located, as published by the United States Bureau of Labor Statistics, which are as follows:

(i) The CPI-U for the Los Angeles-Long Beach-Anaheim metropolitan area covering the Counties of Los Angeles and Orange.

(ii) The CPI-U for the Riverside-San Bernardo-Ontario metropolitan area covering the Counties of Riverside and San Bernardino.

(iii) The CPI-U for the San Diego-Carlsbad metropolitan area covering the County of San Diego.

(iv) The CPI-U for the San Francisco-Oakland-Hayward metropolitan area covering the Counties of Alameda, Contra Costa, Marin, San Francisco, and San Mateo.

(v) Any successor metropolitan area index to any of the indexes listed in clauses (i) to (iv), inclusive.

(B) If the United States Bureau of Labor Statistics does not publish a CPI-U for the metropolitan area in which the property is located, the California Consumer Price Index for All Urban Consumers for All Items as published by the Department of Industrial Relations.

(C) On or after January 1, 2022, if the United States Bureau of Labor Statistics publishes a CPI-U index for one or more metropolitan areas not listed in subparagraph (A), that CPI-U index shall apply in those areas with respect to rent increases that take effect on or after August 1 of the calendar year in which the 12-month change in that CPI-U, as described in subparagraph (B) of paragraph (3), is first published.

(2) “Management” means the management, as defined in Section 798.2, of a qualified mobilehome park.

(3) (A) “Percentage change in the cost of living” means the percentage change in the applicable Consumer Price Index for All Urban Consumers for All Items, as described in paragraph (1) and computed pursuant to subparagraph (B) of this paragraph.

(B) (i) For rent increases that take effect before August 1 of any calendar year, the following shall apply:

(I) The percentage change shall be the percentage change in the amount published for April of the immediately preceding calendar year and April of the year before that.

(II) If there is not an amount published in April for the applicable geographic area, the percentage change shall be the percentage change in the amount published for March of the immediately preceding calendar year and March of the year before that.

(ii) For rent increases that take effect on or after August 1 of any calendar year, the following shall apply:

(I) The percentage change shall be the percentage change in the amount published for April of that calendar year and April of the immediately preceding calendar year.

(II) If there is not an amount published in April for the applicable geographic area, the percentage change shall be the percentage change in the amount published for March of that calendar year and March of the immediately preceding calendar year.

(iii) The percentage change shall be rounded to the nearest one-tenth of 1 percent.

(4) "Qualified mobilehome park" means a mobilehome park, as defined in Section 798.4, that is located within and governed by the jurisdictions of two or more incorporated cities.

(i) (1) Nothing in this section affects the authority of a local government to adopt or maintain an ordinance, rule, regulation, or initiative measure that establishes a maximum amount that may be charged for rent. However, if a local ordinance, rule, regulation, or initiative measure allows for a rental rate increase greater than that provided in subdivision (a), this section shall apply.

(2) Nothing in this section alters the application of Sections 798.17, 798.45, or 798.49 to any ordinance, rule, regulation, or initiative measure that establishes a maximum amount that may be charged for rent.

(3) This section is not intended to express any policy regarding the appropriate, allowable rental rate increase limitations when a local government or jurisdiction adopts an ordinance, rule, regulation, or initiative measure regulating rent increases.

(j) This section shall remain in effect only until January 1, 2030, and as of that date is repealed.

(Added by Stats. 2021, Ch. 125, Sec. 2. (AB 978) Effective January 1, 2022. Repealed as of January 1, 2030, by its own provisions.)

798.31 AUTHORIZED FEES CHARGED

A homeowner shall not be charged a fee for other than rent, utilities, and incidental reasonable charges for services actually rendered. A homeowner shall not be charged a fee for obtaining a lease on a mobilehome lot for (1) a term of 12 months, or (2) a lesser period as the homeowner may request. A fee may be charged for a lease of more than one year if the fee is mutuallyagreed upon by both the homeowner and management.

(Amended by Stats. 1984, Chap. 624 (SB 1487, Ellis), eff. 1/1/1985)

798.32 FEES CHARGED FOR UNLISTED SERVICES WITHOUT NOTICE

(a) A homeowner shall not be charged a fee for services actually rendered which are not listed in the rental agreement unless he or she has been given written notice thereof by the management, at least 60 days before imposition of the charge.

(b) Those fees and charges specified in subdivision (a) shall be separately stated on any monthly or other periodic billing to the homeowner. If the fee or charge has a limited duration or is amortized for a specified period, the expiration date shall be stated on the initial notice and each subsequent billing to the homeowner while the fee or charge is billed to the homeowner.

(Amended by Stats. 1992, Chap. 338 (SB 1365, Leslie), eff. 1/1/1993)

798.33 PETS

(a) No lease agreement entered into, modified, or renewed on or after January 1, 2001, shall prohibit a homeowner from keeping at least one pet within the park, subject to reasonable rules and regulations of the park. This section may not be construed to affect any other rights provided by law to a homeowner to keep a pet within the park.

(b) A homeowner shall not be charged a fee for keeping a pet in the park unless the management actually provides special facilities or services for pets. If special pet facilities are maintained by the management, the fee charged shall reasonably relate to the cost of maintenance of the facilities or services and the number of pets kept in thepark.

(c) For purposes of this section, "pet" means any domesticated bird, cat, dog, aquatic animal kept within an aquarium, or other animal as agreed to between the management and the homeowner.

(Amended by Stats. 2000, Chap. 551 (AB 860, Thomson), eff. 1/1/2001)

798.34 GUESTS AND LIVE-IN CARE PROVIDERS

(a) A homeowner shall not be charged a fee for a guest who does not stay with the homeowner for morethan a total of 20

consecutive days or a total of 30 days in a calendar year. A person who is a guest, as described in this subdivision, shall not be required to register with the management.

(b) A homeowner who is living alone in the mobilehome and who wishes to share occupancy of their mobilehome with one other person, to be designated as the homeowner's companion, may do so, and management shall not impose a fee for that person. For purposes of this subdivision, a homeowner may only designate one person as at a time as companion and shall not designate more than three companions in a total during any calendar year, unless otherwise

authorized by management. Management may refuse to allow a homeowner to share his or her mobilehome with a companion under this subdivision if park residency is subject to age restrictions and the proposed companion is unable or unwilling to provide documentation that the proposed companion meets those age restrictions.

(c) A homeowner may share their mobilehome with any person over 18 years of age if that person is providing live-in health care, live-in supportive care, or supervision to the homeowner. Management shall not charge a fee for the live-in caregiver but may require written confirmation from a licensed health care professional of the homeowner's need for the care or supervision, if the need is not readily apparent or already known to management.

(d) A senior homeowner who resides in a mobilehome park that has implemented rules or regulations limiting residency based on age requirements for housing for older persons, pursuant to Section 798.76, may share their mobilehomewith any person over 18 years of age if this person is a parent, sibling, child, or grandchild of the senior homeowner and requires live-in health care, live-in supportive care, or supervision. Management shall not charge a fee for this parent, sibling, child, or grandchild, but may require written confirmation from a licensed health care professional ofthe need for the care or supervision, if the need is not readily apparent or already known to management. As used inthis section, "senior homeowner" means a homeowner who is 55 years of age or older.

(e) A guest, companion, live-in caregiver, or family member under the care of a senior homeowner, as they are described in this section, shall have no rights of tenancy in the park, and any agreement between the homeowner and the guest, companion, live-in caregiver, or family member under the care of a senior homeowner shall not change the terms and conditions of the rental agreement between management and the homeowner.

(f) A violation of the mobilehome park rules and regulations by a guest, companion, live-in caregiver, or family member under the care of a senior homeowner, as they are described in this section, shall be deemed a violation of the rules and regulations by the homeowner and subject to subdivision (d) of Section 798.56.

(g) Nothing in this section shall be interpreted to create a duty on the part of management to manage, supervise, or provide care for a homeowner's guest, companion, live-in caregiver, or family member under the care of a senior homeowner, during that person's stay in the mobilehome park.

(Amended by Stats. 2019, Chap. 504 (SB 274, Dodd), eff. 1/1/2020)

798.35 MEMBERS OF IMMEDIATE FAMILY - NO FEES

A homeowner shall not be charged a fee based on the number of members in his or her immediate family. As used in this section, the "immediate family" shall be limited to the homeowner, his or her spouse, their parents, their children, and their grandchildren under 18 years of age.

(Amended by Stats. 1995, Chap. 24 (AB 283, Cortese), eff. 1/1/1996)

798.36 ENFORCEMENT OF PARK RULES

(a) A homeowner shall not be charged a fee for the enforcement of any of the rules and regulations of the park, except a reasonable fee may be charged by management for the maintenance or cleanup, as described in subdivision (b), of the land and premises upon which the mobilehome is situated in the event the homeowner fails to do so in accordance with the rules and regulations of the park after written notification to the homeowner and the failure of the homeowner to comply within 14 days. The written notice shall state the specific condition to be corrected and an estimate of the charges to be imposed by management if the services are performed by management or its agent.

(b) (1) If management determines, in good faith, that the removal of a homeowner's or resident's personal property from the land and premises upon which the mobilehome is situated is necessary to bring the premises into compliance with the reasonable rules and regulations of the park or the provisions of the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code) or Title 25 of the California Code of Regulations, management may remove the property to a reasonably secure storage facility. Management shall provide written notice of at least 14 days of its intent to remove the personal property, including a description of the property to be removed. The notice shall include the rule, regulation, or code justifying the removal and shall provide an estimate of the charges to be imposed by management. The property to be removed shall not include the mobilehome or its appurtenances or accessory structures.

(2) The homeowner or resident shall be responsible for reimbursing to management the actual, reasonable costs, if any, of removing and storing the property. These costs incurred by management in correcting the rules violation associated with the removal and storage of the property, are deemed reasonable incidental service charges and may be collected pursuant to subdivision (e) of Section 798.56 if a notice of nonpayment of the removal and storage fees, as described in paragraph (3), is personally served on the homeowner.

(3) Within seven days from the date the property is removed to a storage area, management shall provide the homeowner or resident a written notice that includes an inventory of the property removed, the location where the property may be claimed, and notice that the cost of removal and storage shall be paid by the resident or homeowner. If, within 60 days, the homeowner or resident does not claim the property, the property shall be deemed to be abandoned, and management may dispose of the property in any manner. The homeowner's or resident's liability for storage charges shall not exceed 60 days. If the homeowner or resident claims the property, but has not reimbursed management for storage costs, management may bill those costs in a monthly statement which shall constitute notice of nonpayment, and the costs shall become the obligation of the homeowner or resident. If a resident or homeowner communicates in writing his or her intent to abandon the property before 60 days has expired, management may dispose of the property immediately and no further storage charges shall accrue.

(4) If management elects to dispose of the property by way of sale or auction, and the funds received from the sale or auction exceed the amount owed to management, management shall refund the difference to the homeowner or resident within 15 days from the date of management's receipt of the funds from the sale or auction. The refund shall be delivered to the homeowner or resident by first-class mail postage prepaid to his orher address in the park, or by personal delivery, and shall include an accounting specifying the costs of removal and storage of the property incurred by management in correcting the rules violation and the amount of proceeds realized from any sale or auction. If a sale or auction of the property yields less than the costs incurredby management, the homeowner or resident shall be responsible for the difference, and this amount shall be deemed a reasonable incidental service charge and may be collected pursuant to subdivision (e) of Section 798.56 if a notice of nonpayment of the removal and storage fees, as described in paragraph (3), is personally served on the homeowner. If management elects to proceed under this section, it may not also terminate the tenancy pursuant to subdivision (d) of Section 798.56 based upon the specific violations relied upon to proceedunder this section. In any proceeding under this section, management shall bear the burden of proof that enforcement was undertaken in a nondiscriminatory, nonselective fashion.

(Amended by Stats. 2005, Chap. 24 (SB 125, Dutton), eff. 1/1/2006)

798.37 ENTRY, HOOKUP, LANDSCAPING AND MAINTENANCE CHARGES

A homeowner may not be charged a fee for the entry, installation, hookup, or landscaping as a condition of tenancy except for an actual fee or cost imposed by a local governmental ordinance or requirement directly related to the occupancy of the specific site upon which the mobilehome is located and not incurred as a portion of the development of the mobilehome park as a whole. However, reasonable landscaping and maintenance requirements may be included in the park rules and regulations. The management may not require a homeowner or prospective homeowner to purchase, rent, or lease goods or services for landscaping, remodeling, or maintenance from any person, company, or corporation.

(Amended by Stats. 2004, Chap. 302 (AB 2351, Corbett), eff. 1/1/2005)

798.37.5 TREES AND DRIVEWAYS

(a) With respect to trees on rental spaces in a mobilehome park, park management shall be solely responsible for the trimming, pruning, or removal of any tree, and the costs thereof, upon written notice by a homeowner or a determination by park management that the tree poses a specific hazard or health and safety violation. In the case of a dispute over that assertion, the park management or a homeowner may request an inspection by the Department of Housing and Community Development or a local agency responsible for the enforcement of the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code) in order to determine whether a violation of that act exists.

(b) With respect to trees in the common areas of a mobilehome park, park management shall be solely responsible for the trimming, pruning, or removal of any tree, and the costs thereof.

(c) Park management shall be solely responsible for the maintenance, repair, replacement, paving, sealing, and the expenses related to the maintenance of all driveways installed by park management including, but not limited to, repair of root damage to driveways and foundation systems and removal. Homeowners shall be responsible for the maintenance, repair, replacement, paving, sealing, and the expenses related to the maintenance of a homeowner installed driveway. A homeowner may be charged for the cost of any damage to the driveway caused by an act of the homeowner or a breach of the homeowner's responsibilities under the rules and regulations so long as those rules and regulations are not inconsistent with the provisions of this section.

(d) No homeowner may plant a tree within the mobilehome park without first obtaining written permission from the management.

(e) This section shall not apply to alter the terms of any rental agreement in effect prior to January 1, 2001, between the park management and the homeowner regarding the responsibility for the maintenance of trees and driveways within the mobilehome park, except that upon any renewal or extension, the rental agreement shall be subject to this section. This section is not intended to abrogate the content of any existing rental agreement or other written agreements regarding trees or driveways that are in effect prior to January 1, 2001.

(f) This section shall only apply to rental agreements entered into, renewed, or extended on or after January 1, 2001.

(g) Any mobilehome park rule or regulation shall be in compliance with this section.

(Amended by Stats. 2014, Chap. 298 (AB 2753, Committee on Housing), eff. 1/1/2015)

798.38 NO LIEN/SECURITY INTEREST EXCEPT BY MUTUAL AGREEMENT

The management shall not acquire a lien or security interest, other than an interest arising by reason of process issued to enforce a judgment of any court, in a mobilehome located in the park unless it is mutually agreed upon by both the homeowner and management. Any billing and payment upon the obligation shall be kept separate from current rent.

(Amended by Stats. 2009, Chap. 558 (SB 111, Correa), eff. 1/1/2010)

798.39 SECURITY DEPOSITS

(a) The management may only demand a security deposit on or before initial occupancy and the security deposit may not be in an amount or value in excess of an amount equal to two months' rent that is charged at the inception of the occupancy, in addition to any rent for the first month. In no event shall additional security deposits be demanded of a homeowner following the initial occupancy.

(b) As to all security deposits collected on or after January 1, 1989, after the homeowner has promptly paid to the management, within five days of the date the amount is due, all of the rent, utilities, and reasonable service charges for any 12-consecutive-month period subsequent to the collection of the security deposit by management, or upon resale of the mobilehome, whichever occurs earlier, management shall, upon the receipt of a written request from the homeowner, refund to the homeowner the amount of the security deposit within 30 days following the end of the 12-consecutive-month-period of the prompt payment or the date of the resale of the mobilehome.

(c) As to all security deposits collected prior to January 1, 1989, upon the extension or renewal of the rental agreement or lease between the homeowner and the management, and upon the receipt of a written request from the homeowner, if the homeowner has promptly paid to the management, within five days of the date the amount is due, all of the rent, utilities, and reasonable service charges for the 12-consecutive-month period preceding the receipt of the written request, the management shall refund to the homeowner the amount of the security deposit within 60 days.

(d) As to all security deposits collected prior to January 1, 1989**,** and not disbursed pursuant to subdivision (c), in the event that the mobilehome park is sold or transferred to any other party or entity, the selling park owner shall deposit in escrow an amount equal to all security deposits that the park owner holds. The seller's escrow instructions shall direct that, upon close of escrow, the security deposits therein that were held by the selling park owner (including the period in escrow) for 12 months or more, shall be disbursed to the persons who paid the deposits to the selling park owner and promptly paid, within five days of the date the amount is due, all rent, utilities, and reasonable service charges for the 12-month period preceding the close of escrow.

(e) Any and all security deposits in escrow that were held by the selling park owner that are not required to be disbursed pursuant to subdivision (b)**,** (c)**,** or (d) shall be disbursed to the successors in interest to the selling or transferring park owner, who shall have the same obligations of the park's management and ownership specified in this section with respect to security deposits. The disbursal may be made in escrow by a debit against the selling park owner and a credit to the successors in interest to the selling park owner.

(f) The management shall not be required to place any security deposit collected in an interest-bearing account orto provide a homeowner with any interest on the security deposit collected.

(g) Nothing in this section shall affect the validity of title to real property transferred in violation of this section.

(Amended by Stats. 2001, Chap 151 (AB 210, Corbett), eff. 1/1/2002)

798.39.5 FINES AND FORFIETURES NOT CHARGEABLE

(a) (1) The management shall not charge or impose upon a homeowner any fee or increase in rent which reflects the cost to the management of any fine, forfeiture, penalty, money damages, or fee assessed or awarded by a court of law or any enforcement agency against the management for a violation of this chapter or Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code, including any attorney's fees and

costs incurred by the management in connection therewith.

(2) This section shall not apply to violations for which the registered owner of the mobilehome is initially responsible pursuant to subdivision (b) of Section 18420 of the Health and Safety Code.

(b) A court shall consider the remoteness in time of the assessment or award against the management of any fine, forfeiture, penalty, money damages, or fee in determining whether the homeowner has met the burden of proof that the fee or increase in rent is in violation of this section.

(c) Any provision in a rental agreement entered into, renewed, or modified on or after January 1, 1995, that permits a fee or increase in rent that reflects the cost to the management of any money damages awarded against the management for a violation of this chapter shall be void.

(Amended by Stats. 2012, Chap. 477 (AB 1938, Williams), eff. 1/1/2013)

ARTICLE 4 – UTILITIES

798.40 UTILITY SERVICE BILLING; RATE SCHEDULE

(a) Where the management provides both master-meter and submeter service of utilities to a homeowner, for each billing period the cost of the charges for the period shall be separately stated along with the opening and closing readings for his or her meter. The management shall post, in a conspicuous place, the specific current residential utility rate schedule as published by the serving utility or the Internet Web site address of the specific current residential utility rate schedule. If the management elects to post the Internet Web site address where the schedule may be accessed, the management shall also: (1) provide a copy of the specific current residential utility rate schedule, upon request, at no cost; and (2) state in the posting that a homeowner may request a copy of the rate schedule from management.

(b) If a third-party billing agent or company prepares utility billing for the park, the management shall disclose on each resident's billing, the name, address, and telephone number of the billing agent or company.

(c) Whenever management elects to separately bill water service to a homeowner as a utility service pursuant to Section 798.41, and to provide submetered water service to homeowners as a master-meter customer of the water purveyor, as a part of the regular bill for water service, management shall only bill a homeowner for the following water service:

(1) A charge for volumetric usage, which may be calculated in any of the following ways:

(A) The amount shall be calculated by first determining the proportion of the homeowner's usage, as shown by the submeter, to the total usage as shown by the water purveyor's billing. The dollar amount billed to the homeowner for usage shall be in that same proportion to the dollar amount for usage shown by the water purveyor's billing.

(B) If the water purveyor charges for volumetric usage based on a tiered rate schedule, management may calculate the charge for a homeowner's volumetric usage as described in subparagraph (A) or management may instead divide each tier's volume evenly among the number of mobilehome spaces, and the rate applicable to each block shall be applied to the consumption recorded for each mobilehome space.

(C) If the water purveyor charges the property rates on a per-mobilehome space basis, the homeowners may be charged at those exact per-mobilehome space rates.

(D) In no event shall the charge for volumetric usage under this paragraph include in its calculation water used by or for any common area facility in the park, or water used by any other person or entity, other than the homeowner being billed.

(2) Any recurring fixed charge, however that charge may be designated, for water service billed to the property by the water purveyors that, at management's discretion, shall be calculated by either of the following:

(A) The homeowner's proportion of the total fixed charges charged to management for the park's water use. The homeowner's proportion shall be based on the percentage of the homeowner's volumetric water use in relation to the total volumetric water use of the entire park, as shown on management's water bill during that period.

(B) Dividing the total fixed charges charged to the park equally among the total number of spaces at the park.

(3) A billing, administrative, or other fee representing the combined total of management's and the billing agent's costs, which shall be the lesser of an amount not to exceed four dollars and seventy-five cents ($4.75), as adjusted pursuant to this paragraph, or 25 percent of the amount billed pursuant to paragraph (1). Beginning January 1, 2022, the maximum fee authorized by this paragraph may be adjusted each calendar year by management, no higher than a commensurate increase in the Consumer Price Index based on a California fiscal year average for the previous fiscal year, for all urban consumers, as determined by the Department of Finance.

(d) For the purposes of this section, the following definitions apply:

(1) "Billing agent" means a person or entity that contracts to provide submetering services to management, including billing.

(2) "Submeter" means a device that measures water consumption of an individual mobilehome space within a park, and that is owned and operated by management.

(3) "Water service" includes any charges, whether presented for payment on local water purveyor bills, tax bills, or bills from other entities, related to water treatment, distribution, or usage, including, but not limited to, water, sewer, stormwater, and flood control.

(4) "Water purveyor" means a water purveyor as defined in Section 512 of the Water Code.

(e) Nothing in this section shall be construed to prevent management from recovering its costs to install, maintain, or improve its internal water delivery system, as may otherwise be allowed in any rental agreement or local regulation.

~~(~~Amended by Stats.~~-~~2021, ch. 625, Sec 1. (AB 1061, Lee) Effective January 1, 2022~~)~~

798.41 UTILITIES SEPARATELY BILLED - REDUCED FROM RENT

(a) Where a rental agreement, including a rental agreement specified in Section 798.17, does not specifically provide otherwise, the park management may elect to bill a homeowner separately for utility service fees and charges assessed by the utility for services provided to or for spaces in the park. Any separately billed utility fees and charges shall not be deemed to be included in the rent charged for those spaces under the rental agreement, and shall not be deemed to be rent or a rent increase for purposes of any ordinance, rule, regulation, or initiative measure adopted or enforced by any local governmental entity which establishes a maximum amount that a landlord may charge a tenant for rent, provided that at the time of the initial separate billing of any utility fees and charges the rent chargeable under the rental agreement or the base rent chargeable under the terms of a local rent control provision is simultaneously reduced by an amount equal to the fees and charges separately billed. The amount of this reduction shall be equal to the average amount charged to the park management for that utility service for that space during the 12 months immediately preceding notice of the commencement of the separate billing for that utility service. Utility services to which this section applies are natural gas or liquid propane gas, electricity, water, cable television, garbage or refuse service, and sewer service.

(b) This section does not apply to rental agreements entered into prior to January 1, 1991, until extended or renewed on or after that date.

(c) Nothing in this section shall require rental agreements to provide for separate billing to homeowners of fees and charges specified in subdivision (a).

(d) Those fees and charges specified in subdivision (a) shall be separately stated on any monthly or other periodic billing to the homeowner. If the fee or charge has a limited duration or is amortized for a specified period, the expiration date shall be stated on the initial notice and each subsequent billing to the homeowner while the fee or charge is billed to the homeowner.

(Amended by Stats. 1992, Chap. 338 (SB 1365, Leslie), eff. 1/1/1993)

798.42 NOTICE OF UTILITY INTERRUPTION

The management shall provide, by posting notice on the mobilehomes of 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. The management shall be liable only for actual damages sustained by a homeowner or resident for violation of this section.

"Emergency," for purposes of this section, means the interruption of utility service resulting from an accident or act of nature, or cessation of service caused by other than the management's regular or planned maintenance, repair, or replacement of utility facilities.

(Amended by Stats. 2009, Chap. 558 (SB 111, Correa), eff. 1/1/2010)

798.43 DISCLOSURE OF COMMON AREA UTILITY CHARGES

(a) Except as provided in subdivision (b), whenever a homeowner is responsible for payment of gas, water, or electric utility service, management shall disclose to the homeowner any condition by which a gas, water, or electric meter on the homeowner's site measures gas, water, or electric service for common area facilities or equipment, including lighting, provided that management has knowledge of the condition.

Management shall disclose this information prior to the inception of the tenancy or upon discovery and shall complete either of the following:

(1) Enter into a mutual written agreement with the homeowner for compensation by management for the cost of the portion of the service measured by the homeowner's meter for the common area facilities or equipment to the extent that this cost accrues on or after January 1, 1991.

(2) Discontinue using the meter on the homeowner's site for the utility service to the common area facilities and equipment.

(b) On or after January 1, 1994, if the electric meter on the homeowner's site measures electricity for lighting mandatedby Section 18602 of the Health and Safety Code and this lighting provides lighting for the homeowner's site, management shall be required to comply with subdivision (a).

(Amended by Stats. 1993, Chap. 147 (AB 1140, Epple), eff. 1/1/1994)

798.43.1 CALIFORNIA ALTERNATE RATES FOR ENERGY PROGRAM (CARE)

(a) The management of a master-meter park shall give written notice to homeowners and residents on or before February 1 of each year in their utility billing statements about assistance to low-income persons for utility costs available under the California Alternate Rates for Energy (CARE) program, established pursuant to Section 739.1 of the Public Utilities Code. The notice shall include CARE information available to master-meter customers from their serving utility, to include, at a minimum: (1) the fact that CARE offers a discount on monthly gas or electric bills for qualifying low-income residents; and (2) the telephone number of the serving utility which provides CARE information and applications. The park shall also post the notice in a conspicuous place in the clubhouse, or if there is no clubhouse, in a conspicuous public place in the park.

(b) The management of a master-meter park may accept and help process CARE program applications from homeowners and residents in the park, fill in the necessary account or other park information required by the serving utility to process the applications, and send the applications to the serving utility. The management shall not deny a homeowner or resident who chooses to submit a CARE application to the utility himself or herself any park information, including a utility account number, the serving utility requires to process a homeowner or resident CARE program application.

(c) The management of a master-meter park shall pass through the full amount of the CARE program discount in monthly utility billings to homeowners and residents who have qualified for the CARE rate schedule, as defined in the serving utility's applicable rate schedule. The management shall notice the discount on the billing statement of any homeowner or resident who has qualified for the CARE rate schedule as either the itemized amount of the discount or a notation on the statement that the homeowner or resident is receiving the CARE discount on the electric bill, the gas bill, or both the electric and gas bills.

(d) ''Master-meter park'' as used in this section means ''master-meter customer'' as used in Section 739.5 of the Public Utilities Code.

(Amended by Stats. 2001, Chap. 437 (SB 920, Dunn), eff. 1/1/2002)

798.44 LIQUEFIED PETROLEUM GAS SALES

(a) The management of a park that does not permit mobilehome owners or park residents to purchase liquefied petroleum gas for use in the mobilehome park from someone other than the mobilehome park management shall not sell liquefied petroleum gas to mobilehome owners and residents within the park at a cost which exceeds 110 percent of the actual price paid by the management of the park for liquefied petroleum gas.

(b) The management of a park shall post in a visible location the actual price paid by management for liquefied petroleum gas sold pursuant to subdivision (a).

(c) This section shall apply only to mobilehome parks regulated under the Mobilehome Residency Law. This section shall not apply to recreational vehicle parks, as defined in Section 18215 of the Health and Safety Code, which exclusively serve recreational vehicles, as defined in Section 18010 of the Health and Safety Code.

(d) Nothing in this section is intended to abrogate any rights a mobilehome park owner may have under Section 798.31 of the Civil Code.

(e) In addition to a mobilehome park described in subdivision (a), the requirements of subdivisions (a) and (b) shall apply to a mobilehome park where requirements of federal, state, or local law or regulation, including, but not limited to, requirements for setbacks between mobilehomes, prohibit homeowners or residents from installing their own liquefied petroleum gas supply tanks, notwithstanding that the management of the mobilehome park permits mobilehome owners and park residents to buy their own liquefied petroleum gas.

(Amended by Stats. 2009, Chap. 558 (SB 111, Correa), eff. 1/1/2010)

ARTICLE 4.5 - RENT CONTROL

798.45 NEW CONSTRUCTION EXEMPT

(a) Notwithstanding Section 798.17, new construction, as defined in subdivision (a) of Section 798.7, shall be exempt from any ordinance, rule, regulation, or initiative measure adopted by any city, county, or city and county, that establishes a maximum amount that a landlord may charge a tenant for rent, **for a period of 15 years from the date upon which the space is initially held out for rent, as defined in subdivision (a) of Section 798.7.**

(b) Notwithstanding Section 798.17, new mobilehome park construction, as defined in subdivision (b) of Section 798.7, shall be exempt from any ordinance, rule, regulation, or initiative measure adopted by any city, county, or city and county, that establishes a maximum amount that a landlord may charge a tenant for rent for a period of 15 years from the date upon which 50 percent of the spaces in the new mobilehome park are initially held out for rent measured from the date of issuance of a permit or certificate of occupancy for that space by the enforcement agency in accordance with Section 18551 or 18613 of the Health and Safety Code.

(Added by Stats. 2022, eff. 1/1/2023)

798.49 GOVERNMENT FEES AND ASSESSMENTS THAT ARE EXEMPT

(a) Except as provided in subdivision (d), the local agency of any city, including a charter city, county, or city and county, which administers an ordinance, rule, regulation, or initiative measure that establishes a maximum amount that management may charge a tenant for rent shall permit the management to separately charge a homeowner for any of the following:
  (1) The amount of any fee, assessment or other charge first imposed by a city, including a charter city, a county, or a city and county, the state, or the federal government on or after January 1, 1995, upon the space rented by the homeowner.
  (2) The amount of any increase on or after January 1, 1995, in an existing fee, assessment or other charge imposed by any governmental entity upon the space rented by the homeowner.
  (3) The amount of any fee, assessment or other charge upon the space first imposed or increased on or after January 1, 1993, pursuant to any state or locally mandated program relating to housing contained in the Health and Safety Code.

(b) If management has charged the homeowner for a fee, assessment, or other charge specified in subdivision (a) that was increased or first imposed on or after January 1, 1993, and the fee, assessment, or other charge is decreased or eliminated thereafter, the charge to the homeowner shall be decreased or eliminated accordingly.

(c) The amount of the fee, assessment or other charges authorized by subdivision (a) shall be separately stated on any billing to the homeowner. Any change in the amount of the fee, assessment, or other charges that are separately billed pursuant to subdivision (a) shall be considered when determining any rental adjustment under the local ordinance.

(d) This section shall not apply to any of the following:
  (1) Those fees, assessments, or charges imposed pursuant to the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code), unless specifically authorized by Section 18502 of the Health and Safety Code.
  (2) Those costs that are imposed on management by a court pursuant to Section 798.42.
  (3) Any fee or other exaction imposed upon management for the specific purpose of defraying the cost of administration of any ordinance, rule, regulation, or initiative measure that establishes a maximum amount that management may charge a tenant for rent.
  (4) Any tax imposed upon the property by a city, including a charter city, county, or city and county.

(e) Those fees and charges specified in subdivision (a) shall be separately stated on any monthly or other periodic billing to the homeowner. If the fee or charge has a limited duration or is amortized for a specified period, the expiration date shall be stated on the initial notice and each subsequent billing to the homeowner while the fee or charge is billed to the homeowner.

(Amended by Stats. 1994, Chap. 340 (SB 1510, Lewis), eff. 1/1/1995)

ARTICLE 5 - HOMEOWNER COMMUNICATIONS AND MEETINGS

798.50 LEGISLATIVE INTENT

It is the intent of the Legislature in enacting this article to ensure that homeowners and residents of mobilehome parks have the right to peacefully assemble and freely communicate with one another and with others with respect to mobilehome living or for social or educational purposes.

(Added by Stats. 1989, Chap. 198 (SB 175, Craven), eff. 1/1/1990)

798.51 RIGHT TO ASSEMBLE, MEET, CANVASS, PETITION & INVITE SPEAKERS

(a) No provision contained in any mobilehome park rental agreement, rule, or regulation shall deny or prohibit the right of any homeowner or resident in the park to do any of the following:
  (1) Peacefully assemble or meet in the park, at reasonable hours and in a reasonable manner, for any lawful

purpose. Meetings may be held in the park community or recreation hall or clubhouse when the facility is not otherwise in use, and, with the consent of the homeowner, in any mobilehome within the park.

(2) Invite public officials, candidates for public office, or representatives of mobilehome owner organizations to meet with homeowners and residents and speak upon matters of public interest, in accordance with Section 798.50.

(3) Canvass and petition homeowners and residents for noncommercial purposes relating to mobilehome living, election to public office, or the initiative, referendum, or recall processes, at reasonable hours and in a reasonable manner, including the distribution or circulation of information.

(b) A homeowner or resident may not be charged a cleaning deposit in order to use the park recreation hall or clubhouse for meetings of resident organizations for any of the purposes stated in Section 798.50 and this section, whether or not guests or visitors from outside the park are invited to attend the meeting, if a homeowner or resident of the park is hosting the meeting and all homeowners or residents of the park are allowed to attend.

(c) A homeowner or resident may not be required to obtain liability insurance in order to use common area facilities for the purposes specified in this section and Section 798.50. However, if alcoholic beverages are to be served at any meeting or private function, a liability insurance binder may be required by the park ownership or management. The ownership or management of a mobilehome park may prohibit the consumption of alcoholic beverages in the park common area facilities if the terms of the rental agreement or the rules and regulations of the park prohibit it.

(d) A homeowner, organization, or group of homeowners using a recreation hall or clubhouse pursuant to this section shall be required to adhere to any limitations or restrictions regarding vehicle parking or maximum occupancy for the clubhouse or recreation hall.

(e) A homeowner or resident may not be prohibited from displaying a political campaign sign relating to a candidate for election to public office or to the initiative, referendum, or recall process in the window or on the side of a manufactured home or mobilehome, or within the site on which the home is located or installed. The size of the face of a political sign may not exceed six square feet, and the sign may not be displayed in excess of a period of time from 90 days prior to an election to 15 days following the election, unless a local ordinance within the jurisdiction where the mobilehome park is located imposes a more restrictive period of time for the display of such a sign.

(Amended by Stats. 2003, Chap. 249 (SB 116, Dunn), eff. 1/1/2004)

The following intent language appears in Section 4 of SB 116 (Chapter 249) but not in this code:
"It is the intent of the Legislature that enactment of this bill not affect any other form of political expression by a homeowner or resident of a mobilehome park where that expression is not associated with an election or political campaign."

798.52 INJUNCTIVE ACTION TO ENFORCE RIGHTS

Any homeowner or resident who is prevented by management from exercising the rights provided for in Section 798.51 may bring an action in a court of law to enjoin enforcement of any rule, regulation, or other policy which unreasonably deprives a homeowner or resident of those rights.

(Added by Stats. 1989, Chap. 198 (SB 175, Craven), eff. 1/1/1990)

ARTICLE 5.5 - HOMEOWNERS MEETINGS WITH MANAGEMENT

798.53 MANAGEMENT MEETINGS WITH RESIDENTS

(a) (1) The management shall meet and consult with the homeowners, upon written request, within 30 days of the request, eitherindividually, 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.

(Added by Stats. 2022, effective 1/1/2023)

ARTICLE 6 - TERMINATION OF TENANCY

798.55 LEGISLATIVE INTENT; TERMINATION FOR CAUSE; 60-DAY NOTICE

(a) The Legislature finds and declares that, because of the high cost of moving mobilehomes, the potential for damage resulting therefrom, the requirements relating to the installation of mobilehomes, and the cost of landscaping or lot preparation, it is necessary that the owners of mobilehomes occupied within mobilehome parks be provided with the unique protection from actual or constructive eviction afforded by the provisions of this chapter.

(b) (1) The management may not terminate or refuse to renew a tenancy, except for a reason specified in this article and upon the giving of written notice to the homeowner, in the manner prescribed by Section 1162 of the Code of Civil Procedure, to sell or remove**,** at the homeowner's election, the mobilehome from the park within a period of not less than 60 days, which period shall be specified in the notice. A copy of this notice shall be sent to the legal owner, as defined in Section 18005.8 of the Health and Safety Code, each junior lienholder, as defined in Section 18005.3 of the Health and Safety Code, and the registered owner of the mobilehome, if other than the homeowner, by United States mail within 10 days after notice to the homeowner. The copy may be sent by regular mail or by certified or registered mail with return receipt requested, at the option of the management.

(2) The homeowner shall pay past due rent and utilities upon the sale of a mobilehome pursuant to paragraph (1).

(c) If the homeowner has not paid the rent due within three days after notice to the homeowner, and if the first notice was not sent by certified or registered mail with return receipt requested, a copy of the notice shall again be sent to the legal owner, each junior lienholder, and the registered owner, if other than the homeowner, by certified or registered mail with return receipt requested within 10 days after notice to the homeowner. Copies of the notice shall be addressed to the legal owner, each junior lienholder, and the registered owner at their addresses, as set forth in the registration card specified in Section 18091.5 of the Health and Safety Code.

(d) If management obtains a court judgment against a homeowner or resident, the cost incurred by management in obtaining a title search for the purpose of complying with the notice requirements of this section shall be recoverable as a cost of suit.

(e) The resident of a mobilehome that remains in the mobilehome park after service of the notice to sell or remove the mobilehome shall continue to be subject to this chapter and the rules and regulations of the park, including rules regarding maintenance of the space.

(f) No lawful act by the management to enforce this chapter or the rules and regulations of the park may be deemed or construed to waive or otherwise affect the notice to remove the mobilehome.

(Amended by Stats. 2005, Chap. 24 (SB 125, Dutton), eff. 1/1/2006)

The following intent language appears in Section 4 of AB 682 (Chap. 561, Stat. 2003) but not in this code:
"This act is not intended to affect park management's existing rights and remedies to recover unpaid rent, utility charges, or reasonable incidental charges, and may not be construed to provide for an exclusive remedy."

798.56 SEVEN AUTHORIZED REASONS FOR TERMINATION OF TENANCY

A tenancy shall be terminated by the management only for one or more of the following reasons:

(a) Failure of the homeowner or resident to comply with a local ordinance or state law or regulation relating to mobilehomes within a reasonable time after the homeowner receives a notice of noncompliance from the appropriate governmental agency.

(b) Conduct by the homeowner or resident, upon the park premises, that constitutes a substantial annoyance to other homeowners or residents.

(c) (1) Conviction of the homeowner or resident for prostitution, for a violation of subdivision (d) of Section 243, paragraph (2) of subdivision (a), or subdivision (b), of Section 245, Section 288, or Section 451, of the Penal Code,

or a felony controlled substance offense, if the act resulting in the conviction was committed anywhere on the premises of the mobilehome park, including, but not limited to, within the homeowner's mobilehome.

(2) However, the tenancy may not be terminated for the reason specified in this subdivision if the person convictedof the offense has permanently vacated, and does not subsequently reoccupy, the mobilehome.

(d) Failure of the homeowner or resident to comply with a reasonable rule or regulation of the park that is part of the rental agreement or any amendment thereto.

No act or omission of the homeowner or resident shall constitute a failure to comply with a reasonable rule or regulation unless and until the management has given the homeowner written notice of the alleged rule or regulation violation and the homeowner or resident has failed to adhere to the rule or regulation within seven days. However, if a homeowner has been given a written notice of an alleged violation of the same rule or regulation on three or more occasions within a 12-month period after the homeowner or resident has violated that rule or regulation, no written notice shall be required for a subsequent violation of the same rule or regulation.

Nothing in this subdivision shall relieve the management from its obligation to demonstrate that a rule or regulation has in fact been violated.

(e) (1) Nonpayment of rent, utility charges, or reasonable incidental service charges; provided that the amount due has been unpaid for a period of at least five days from its due date, and provided that the homeowner shall be givena three-day written notice subsequent to that five-day period to pay the amount due or to vacate the tenancy. For purposes of this subdivision, the five-day period does not include the date the payment is due. The three- day written notice shall be given to the homeowner in the manner prescribed by Section 1162 of the Code of Civil Procedure. A copy of this notice shall be sent to the persons or entities specified in subdivision (b) of Section 798.55 within 10 days after notice is delivered to the homeowner. If the homeowner cures the default, the notice need not be sent. The notice may be given at the same time as the 60 days' notice required for termination of the tenancy. A three-day notice given pursuant to this subdivision shall contain the followingprovisions printed in at least 12-point boldface type at the top of the notice, with the appropriate number written in the blank:

> "Warning: This notice is the [insert number] three-day notice for nonpayment of rent, utility charges, or other reasonable incidental services that has been served upon you in the last 12 months. Pursuant to Civil Code Section 798.56(e) (5), if you have been given a three-day notice to either pay rent, utility charges, or other reasonable incidental services or to vacate your tenancy on three or more occasions within a 12-month period, management is not required to give you a further three-day period to pay rent or vacate the tenancy before your tenancy can be terminated."

(2) Payment by the homeowner prior to the expiration of the three-day notice period shall cure a default under this subdivision. If the homeowner does not pay prior to the expiration of the three-day notice period, the homeowner shall remain liable for all payments due up until the time the tenancy is vacated.

(3) Payment by the legal owner, as defined in Section 18005.8 of the Health and Safety Code, any junior lienholder, as defined in Section 18005.3 of the Health & Safety Code, or the registered owner, as defined in Section 18009.5 of the Health and Safety Code, if other than the homeowner, on behalf of the homeowner prior to the expiration of 30 calendar days following the mailing of the notice to the legal owner, each junior lienholder, and the registered owner provided in subdivision (b) of Section 798.55, shall cure a default under this subdivision with respect to that payment.

(4) Cure of a default of rent, utility charges, or reasonable incidental service charges by the legal owner, any junior lienholder, or the registered owner, if other than the homeowner, as provided by this subdivision, may not be exercised more than twice during a 12-month period.

(5) If a homeowner has been given a three-day notice to pay the amount due or to vacate the tenancy on three or more occasions within the preceding 12-month period and each notice includes the provisions specified in paragraph (1), no written three-day notice shall be required in the case of a subsequent nonpayment of rent, utility charges, or reasonable incidental service charges.

In that event, the management shall give written notice to the homeowner in the manner prescribed by Section 1162 of the Code of Civil Procedure to remove the mobilehome from the park within a period of not less than 60 days, which period shall be specified in the notice. A copy of this notice shall be sent to the legal owner, each junior lienholder, and the registered owner of the mobilehome, if other than the homeowner, as specified in paragraph (b) of Section 798.55, by certified or registered mail, return receipt requested, within 10 days after notice is sent to the homeowner.

(6) When a copy of the 60 days' notice described in paragraph (5) is sent to the legal owner, each junior lienholder, and the registered owner of the mobilehome, if other than the homeowner, the default may be cured by any of

them on behalf of the homeowner prior to the expiration of 30 calendar days following the mailing of the notice, if all of the following conditions exist:

(A) A copy of a three-day notice sent pursuant to subdivision (b) of Section 798.55 to a homeowner for the nonpayment of rent, utility charges, or reasonable incidental service charges was not sent to the legal owner, junior lienholder, or registered owner, of the mobilehome, if other than the homeowner, during the preceding 12-month period.

(B) The legal owner, junior lienholder, or registered owner of the mobilehome, if other than the homeowner, has not previously cured a default of the homeowner during the preceding 12-month period.

(C) The legal owner, junior or registered owner, if other than the homeowner, is not a financial institution or mobilehome dealer. If the default is cured by the legal owner, junior lienholder, or registered owner within the 30-day period, the notice to remove the mobilehome from the park described in paragraph (5) shall be rescinded.

(f) Condemnation of the park.

(g) Change of use of the park or any portion thereof, provided:

(1) The management gives the homeowners at least **60** days' written notice that the management will be appearing before a local governmental board, commission, or body to request permits for a change of use of the mobilehome park.

(2) **(A)** After all required permits requesting a change of use have been approved by the local governmental board, commission, or body, the management shall give the homeowners six months or more written notice of termination of tenancy.

(B) If the change of use requires no local governmental permits, then notice shall be given 12 months or more prior to the management's determination that a change of use will occur. The management in the notice shall disclose and describe in detail the nature of the change of use.

(3) The management gives each proposed homeowner written notice thereof prior to the inception of the **proposed** homeowner's tenancy that the management is requesting a change of use before local governmental bodies or that a change of use request has been granted.

(4) The notice requirements for termination of tenancy set forth in **this section** and **Section** 798.57 shall be followed if the proposed change actually occurs.

(5) A notice of a proposed change of use given prior to 1/1/80, which conforms to the requirements in effect at that time shall be valid. The requirements for a notice of a proposed change of use imposed by this subdivision shall be governed by the law in effect at the time the notice was given.

(h) The report required pursuant to subdivisions (b) and (i) of Section 65863.7 of the Government Code shall be given to the homeowners or residents at the same time that notice is required pursuant to subdivision (g) of this section.

(i) For purposes of this section, "financial institution" means a state or national bank, state or federal savings and loan association or credit union, or similar organization, and mobilehome dealer as defined in Section 18002.6 of the Health and Safety Code or any other organization that, as part of its usual course of business, originates, owns, or provides loan servicing for loans secured by a mobilehome.

(j) This section shall become operative on February 1, 2025.

(Added by Stats. 2022, effective 1/1/2023)

798.56 a NOTICE REQUIREMENT OF LEGAL OWNER/JUNIOR LIENHOLDER

(a) Within 60 days after receipt of, or no later than 65 days after the mailing of, the notice of termination of tenancy pursuant to any reason provided in Section 798.56, the legal owner, if any, and each junior lienholder, if any, shall notify the management in writing of at least one of the following:

(1) Its offer to sell the obligation secured by the mobilehome to the management for the amount specified in its written offer. In that event, the management shall have 15 days following receipt of the offer to accept or reject the offer in writing. If the offer is rejected, the person or entity that made the offer shall have 10 days in which to exercise one of the other options contained in this section and shall notify management in writing of its choice.

(2) Its intention to foreclose on its security interest in the mobilehome.

(3) Its request that management pursue termination of tenancy against the homeowner and its offer to reimburse management for the reasonable attorney's fees and court costs incurred by the management in that action. If this request and offer are made, the legal owner, if any, or junior lienholder, if any, shall reimburse the management the amount of reasonable attorney's fees and court costs, as agreed upon by the management and the legal owner or junior lienholder, incurred by the management in an action to terminate the homeowner's tenancy, on or before the earlier of (A) the 60th calendar day following receipt of written notice from the management of the aggregate amount of those reasonable attorney's fees and costs or (B) the date the

mobilehome is resold.

(b) A legal owner, if any, or junior lienholder, if any, may sell the mobilehome within the park to a third party and keep the mobilehome on the site within the mobilehome park until it is resold only if all of the following requirements are met:

(1) The legal owner, if any, or junior lienholder, if any, notifies management in writing of the intention to exercise either option described in paragraph (2) or (3) of subdivision (a) within 60 days following receipt of, or no later than 65 days after the mailing of, the notice of termination of tenancy and satisfies all of the responsibilities and liabilities of the homeowner owing to the management for the 90 days preceding the mailing of the notice oftermination of tenancy and then continues to satisfy these responsibilities and liabilities as they accrue from thedate of the mailing of that notice until the date the mobilehome is resold.

(2) Within 60 days following receipt of, or no later than 65 days after the mailing of, the notice of termination of tenancy, the legal owner or junior lienholder commences all repairs and necessary corrective actions so thatthe mobilehome complies with park rules and regulations in existence at the time the notice of termination of tenancy was given as well as the health and safety standards specified in Sections 18550, 18552, and 18605 of the Health and Safety Code, and completes these repairs and corrective actions within 90 calendar days of that notice, or before the date that the mobilehome is sold, whichever is earlier.

(3) The legal owner, if any, or junior lienholder, if any, complies with the requirements of Article 7 (commencing with Section 798.70) as it relates to the transfer of the mobilehome to a third party.

(c) For purposes of subdivision (b), the "homeowner's responsibilities and liabilities" means all rents, utilities, reasonable maintenance charges of the mobilehome and its premises, and reasonable maintenance of the mobilehome and its premises pursuant to existing park rules and regulations.

(d) If the homeowner files for bankruptcy, the periods set forth in this section are tolled until the mobilehome is released from bankruptcy.

(e) (1) Notwithstanding any other provision of law, including, but not limited to, Section 18099.5 of the Health and Safety Code, if neither the legal owner nor a junior lienholder notifies the management of its decision pursuant to subdivision (a) within the period allowed, or performs as agreed within 30 days, or if a registered owner of a mobilehome, that is not encumbered by a lien held by a legal owner or a junior lienholder, fails to comply with a notice of termination and is either legally evicted or vacates the premises, the management may either remove the mobilehome from the premises and place it in storage or store it on its site. In this case, notwithstanding any other provision of law, the management shall have a warehouse lien in accordance with Section 7209 of the Commercial Code against the mobilehome for the costs of dismantling and moving, if appropriate, as well as storage, that shall be superior to all other liens, except the lien provided for in Section 18116.1 of the Health and Safety Code, and may enforce the lien pursuant to Section 7210 of the Commercial Code either after the date of judgment in an unlawful detainer action or after the date the mobilehome is physically vacated by the resident, whichever occurs earlier. Upon completion of any sale to enforce the warehouse lien in accordance with Section 7210 of the Commercial Code, the management shall provide the purchaser at the sale with evidence of the sale, as shall be specified by the Department of Housing and Community Development, that shall, upon proper request by the purchaser of the mobilehome, register title to the mobilehome to this purchaser, whether or not there existed a legal owner or junior lienholder on this title to the mobilehome.

(2) (A) Notwithstanding any other law, if the management of a mobilehome park acquires a mobilehome after enforcing the warehouse lien and files a notice of disposal pursuant to subparagraph (B) with the Department of Housing and Community Development to designate the mobilehome for disposal, management or any other person enforcing this warehouse lien shall not be required to pay past or current vehicle license fees required by Section 18115 of the Health and Safety Code or obtain a tax clearance certificate, as set forth in Section 5832 of the Revenue and Taxation Code, provided that management notifies the county tax collector in the county in which the mobilehome is located of management's intent to apply to have the mobilehome designated for disposal after a warehouse lien sale. The written notice shall be sent to the county tax collector no less than 30 days after the date of the sale to enforce the lien against the mobilehome by first class mail, postage prepaid.

(B) (i) In order to dispose of a mobilehome after a warehouse lien sale, the management shall file a notice of disposal with the Department of Housing and Community Development in the form and manner as prescribed by the department, no less than 30 days after the date of sale to enforce the lien against the mobilehome.

(ii) After filing a notice of disposal pursuant to clause (i), the management may dispose of the mobilehome after obtaining the information required by applicable laws.

(C) (i) Within 30 days of the date of the disposal of the mobilehome, the management shall submit to the Department of Housing and Community Development all of the following information required for completing the disposal process:

(I) Photographs identifying and demonstrating that the mobilehome was uninhabitable by the removal or destruction of all appliances and fixtures such as ovens, stoves, bathroom fixtures, and heating or cooling appliances prior to its being moved.

(II) A statement of facts as to the condition of the mobilehome when moved, the date it was moved, and the anticipated site of further dismantling or disposal.

(III) The name, address, and license number of the person or entity removing the mobilehomefrom the mobilehome park.

(ii) The information required pursuant to clause (i) shall be submitted under penalty of perjury.

(D) For purposes of this paragraph, "dispose" or "disposal" shall mean the removal and destruction of an abandoned mobilehome from a mobilehome park, thus making it unusable for any purpose and not subject to, or eligible for, use in the future as a mobilehome.

(f) All written notices required by this section, except the notice in paragraph (2) of subdivision (e), shall be sent to the other party by certified or registered mail with return receipt requested.

(g) Satisfaction, pursuant to this section, of the homeowner's accrued or accruing responsibilities and liabilities shall not cure the default of the homeowner.

(Amended by Stats. 2016, Ch. 714, Sec. 2. (SB 944) Effective January 1, 2017.)

798.57 STATEMENT OF REASONS IN NOTICE

The management shall set forth in a notice of termination, the reason relied upon for the termination with specific facts to permit determination of the date, place, witnesses, and circumstances concerning that reason. Neither reference to the section number or a subdivision thereof, nor a recital of the language of this article will constitute compliance with this section.

(Enacted by Stats. 1978, Chap. 1031 (SB 2119, Mills), eff. 1/1/1979)

798.58 NO TERMINATION TO MAKE SPACE FOR PARK OWNER'S BUYER

Tenancy may only be terminated for reasons contained in Section 798.56, and a tenancy may not be terminated for the purpose of making a homeowner's site available for a person who purchased or proposes to purchase, or rents or proposes to rent, a mobilehome from the owner of the park or the owner's agent.

(Amended by Stats. 2002, Chap. 672 (SB 1410, Chesbro), eff. 1/1/2003)

798.59 60-DAY NOTICE BY RESIDENT OF TERMINATION

A homeowner shall give written notice to the management of not less than 60 days before vacating his or her tenancy.

(Amended by Stats. 1982, Chap. 1397 (AB 2429, Cortese), eff. 1/1/1983)

798.60 APPLICATION OF OTHER UNLAWFUL DETAINER LAWS

The provisions of this article shall not affect any rights or proceedings set forth in Chapter 4 (commencing with Section 1159) of Title 3 of Part 3 of the Code of Civil Procedure except as otherwise provided herein.

(Amended by Stats. 1978, Chap. 1033 (SB 2120, Mills), eff. 1/1/1979)

798.61 ABANDONED MOBILEHOMES - PROCEDURES

(a) (1) As used in this section, "abandoned mobilehome" means a mobilehome about which all of the following are true:

(A) It is located in a mobilehome park on a site for which no rent has been paid to the management for the preceding 60 days.

(B) It is unoccupied.

(C) A reasonable person would believe it to be abandoned.

(D) It is not permanently affixed to the land.

(2) As used in this section:

(A) "Mobilehome" shall include a trailer coach, as defined in Section 635 of the Vehicle Code, or a recreational vehicle, as defined in Section 18010 of the Health and Safety Code, if the trailer coach or recreational vehicle also satisfies the requirements of paragraph (1), including being located on any site within a mobilehome park, even if the site is in a separate designated section pursuant to Section 18215 of the

Health and Safety Code.

(B) "Abandoned mobilehome" shall include a mobilehome that is uninhabitable because of its total or partial destruction which cannot be rehabilitated, if the mobilehome also satisfies the requirements ofparagraph (1).

(C) "Dispose" or "disposal" shall mean the removal and destruction of an abandoned mobilehome from a mobilehome park, thus making it unusable for any purpose and not subject to, or eligible for, use in the future as a mobilehome.

(b) After determining a mobilehome in a mobilehome park to be an abandoned mobilehome, the management shall post a notice of belief of abandonment on the mobilehome for not less than 30 days, and shall deposit copies of the notice in the United States mail, postage prepaid, addressed to the homeowner at the last known address and to any known registered owner, if different from the homeowner, and to any known holder of a security interest in the abandoned mobilehome. This notice shall be mailed by registered or certified mail with a return receipt requested.

(c) (1) Thirty or more days following posting pursuant to subdivision (b), the management may file a petition in the superior court in the county in which the mobilehome park is located, for a judicial declaration of abandonment of the mobilehome. A proceeding under this subdivision is a limited civil case. Copies of the petition shall be served upon the homeowner, any known registered owner, and any known person having a lien or security interest of record in the mobilehome by posting a copy on the mobilehome and mailing copies to those persons at their last known addresses by registered or certified mail with a return receipt requested in the United States mail, postage prepaid.

(2) To dispose of an abandoned mobilehome pursuant to subdivision (f), the management shall also do all of the following:

(A) Declare in the petition that the management will dispose of the abandoned mobilehome, and therefore will not seek a tax clearance certificate as set forth in Section 5832 of the Revenue and Taxation Code.

(B) Declare in the petition whether the management intends to sell the contents of the abandoned mobilehome before its disposal.

(C) Notify the county tax collector in the county in which the mobilehome park is located of the declaration that management will dispose of the abandoned mobilehome by sending a copy of the petition by first class mail.

(D) Declare in the petition that management intends to file a notice of disposal with the Department of Housing and Community Development and complete the disposal process consistent with the requirements of subdivision (f).

(d) (1) Hearing on the petition shall be given precedence over other matters on the court's calendar.

(2) If, at the hearing, the petitioner shows by a preponderance of the evidence that the criteria for an abandoned mobilehome has been satisfied and no party establishes an interest therein at the hearing and tenders all past due rent and other charges, the court shall enter a judgment of abandonment, determine the amount of charges to which the petitioner is entitled, and award attorney's fees and costs to the petitioner. For purposes of this subdivision, an interest in the mobilehome shall be established by evidence of a right to possession of the mobilehome or a security or ownership interest in the mobilehome.

(3) A default may be entered by the court clerk upon request of the petitioner, and a default judgment shall be thereupon entered, if no responsive pleading is filed within 15 days after service of the petitionbymail.

(e) To sell an abandoned mobilehome, the management shall do all of the following:

(1) (A) Within 10 days following a judgment of abandonment, the management shall enter the abandoned mobilehome and complete an inventory of the contents and submit the inventory to thecourt.

(B) During this period the management shall post and mail a notice of intent to sell the abandoned mobilehome and its contents under this section, and announcing the date of sale, in the same manner as provided for the notice of determination of abandonment under subdivision (b). The management shall also provide notice to the county tax collector in the county in which the mobilehome park is located.

(C) At any time prior to the sale of an abandoned mobilehome or its contents under this section, any person having a right to possession of the abandoned mobilehome may recover and remove it from the premises upon payment to the management of all rent or other charges due, including reasonable costs of storage and other costs awarded by the court. Upon receipt of this payment and removal of the abandoned mobilehome from the premises pursuant to this paragraph, the management shall immediately file an acknowledgment of satisfaction of judgment pursuant to Section 724.030 of the Code of Civil Procedure.

(2) Following the judgment of abandonment, but not less than 10 days following the notice of sale specified in paragraph (1), the management may conduct a public sale of the abandoned mobilehome its contents, or both.

The management may bid at the sale and shall have the right to offset its bids to the extent of the total amount due it under this section. The proceeds of the sale shall be retained by the management, but any unclaimed amount thus retained over and above the amount to which the management is entitled under this section shall be deemed abandoned property and shall be paid into the treasury of the county in which the sale took place within 30 days of the date of the sale. The former homeowner or any other owner may claim any or all of that unclaimed amount within one year from the date of payment to the county by making application to the county treasurer or other official designated by the county. If the county pays any or all of that unclaimed amount to a claimant, neither the county nor any officer or employee of the county is liable to any other claimant as to the amount paid.

(3) Within 30 days of the date of the sale, the management shall submit to the court an accounting of the moneys received from the sale and the disposition of the money and the items contained in the inventory submitted to the court pursuant to paragraph (1).

(4) The management shall provide the purchaser at the sale of an abandoned mobilehome with a copy of the judgment of abandonment and evidence of the sale, as shall be specified by the Department of Housing and Community Development, which shall register title in the abandoned mobilehome to the purchaser upon presentation thereof within 20 days of purchase. The sale shall pass title to the purchaser free of any prior interest, including any security interest or lien, except the lien provided for in Section 18116.1 of the Health & Safety Code, in the abandoned mobilehome.

(f) To dispose of an abandoned mobilehome, the management shall do all of thefollowing:

(1) (A) Within 10 days following a judgment of abandonment, the management shall enter the abandoned mobilehome and complete an inventory of the contents and submit the inventory to the court.

(B) Within 10 days following a judgment of abandonment, the management shall post and mail a notice of intent to dispose of the abandoned mobilehome and its contents under this section, and announcing the date of disposal, in the same manner as provided for the notice of determination of abandonment under subdivision (b). The management shall also provide notice to the county tax collector in the county in which the mobilehome park is located.

(C) (i) Within 30 days following a judgment of abandonment, the management shall file a notice of disposal with the Department of Housing and Community Development in the form and manner as prescribed by the department.

(ii) Notwithstanding any other law, when filing a notice of disposal pursuant to clause (i), the management shall not be required to pay past or current vehicle license fees required by Section 18115 of the Health and Safety Code or obtain a tax clearance certificated as set forth in Section 5832 of the Revenue and Taxation Code, provided that the management notifies the county tax collector in the county in which the mobilehome is located of the management's intent to apply to have the mobilehome designated for disposal pursuant to this subdivision. The written notice shall be sent to the county tax collector no less than 10 days after the date of the abandonment judgment by first class mail, postage prepaid.

(D) At any time prior to the disposal of an abandoned mobilehome or its contents under this section, any person having a right to possession of the abandoned mobilehome may recover and remove it from the premises upon payment to the management of all rent or other charges due, including reasonable costs of storage and other costs awarded by the court. Upon receipt of this payment and removal of the abandoned mobilehome from the premises pursuant to this subparagraph, the management shall immediately file an acknowledgment of satisfaction of judgment pursuant to Section 724.030 of the Code of Civil Procedure and a cancellation of the notice of disposal with the Department of Housing and Community Development.

(2) Following the judgment of abandonment and approval of the notice of disposal by the Department of Housing and Community Development, but not less than 10 days following the notice of disposal specified in paragraph (1), the management may dispose of the abandoned mobilehome after obtaining the information required in subparagraph (A) of paragraph (3).

(3) (A) Within 30 days of the date of the disposal of an abandoned mobilehome and its contents, the management shall do both of the following:

(i) Submit to the court and the county tax collector in the county in which the mobilehome park is located a statement that the abandoned mobilehome and its contents were disposed withsupporting documentation.

(ii) (I) Submit to the Department of Housing and Community Development all of the following information required for completing the disposal process:

(ia) Photographs identifying and demonstrating that the mobilehome was uninhabitable by the removal or destruction of all appliances and fixtures such as ovens, stoves,bathroom fixtures, and heating or cooling appliances prior to its being moved.

(ib) A statement of facts as to the condition of the mobilehome when moved, the date it was moved, and the anticipated site of further dismantling or disposal.

(ic) The name, address, and license number of the person or entity removing the mobilehome from the mobilehome park.

(II) The information required pursuant to subclause (I) shall be submitted under penalty of perjury.

(B) Within 30 days of the date of the disposal of an abandoned mobilehome or the date of the sale of its contents, whichever date is later, the management shall submit to the court and the county tax collector in the county in which the mobilehome park is located an accounting of the moneys received from the sale and the disposition of the money and the items contained in the inventory submitted to the court pursuant to paragraph (1) and a statement that the abandoned mobilehome was disposed with supporting documentation.

(g) Notwithstanding any other law, the management shall not be required to obtain a tax clearance certificate, as set forth in Section 5832 of the Revenue and Taxation Code, to dispose of an abandoned mobilehome and its contents pursuant to subdivision (f). However, any sale pursuant to this section shall be subject to the registration requirements of Section 18100.5 of the Health and Safety Code and the tax clearance certificate requirements of Section 18092.7 of the Health and Safety Code.

(Amended by Stats. 2015, Chap. 376 (AB 999, Daly), eff. 1/1/2016)

798.62 BUILDING AFTER A WILD FIRE OR NATURAL DISASTER

(a) If a mobilehome park is destroyed as a result of a wildfire or other natural disaster, and management elects to rebuild the park at the same location, management shall offer a renewed tenancy in the rebuilt mobilehome park to all previous homeowners in accordance with the following:

(1) The offer of renewed tenancy shall be on substantially the same terms as the previous homeowner's rental agreement that was in existence at the time of the wildfire or other natural disaster. However, management may adjust terms in the previous rental agreement to reflect costs and expenses to rebuild the park that were incurred from the time of the disaster until management received a final certificate of occupancy for all spaces in the park. These costs and expenses may include, but are not limited to, costs associated with demolition, reconstruction, and environmental remediation, as well as taxes and interest expenses.

(2) Management shall provide the previous homeowner, upon request, a statement listing the costs and expenses incurred in rebuilding the park and how the costs and expenses relate to the adjustment of terms in the rental agreement.

(3) The offer shall include an application to accept the renewed tenancy, the terms of the renewed tenancy, the deposit required to secure the renewed tenancy, and a clear statement of when the offer expires.

(4) Management shall send each previous homeowner the offer by certified mail, at least 240 days before the park is reopened, to the last postal address for the previous homeowner known to management, which may be the previous homeowner's former address within the park. If management has an email address or telephone number for the previous homeowner, management shall additionally attempt to notify the homeowner of the offer by those means.

(5) A previous homeowner may accept the offer by submitting, within 60 days from the date the homeowner receives the offer, the application and required deposit to secure the renewed tenancy to management and sign a rental agreement. If the previous homeowner fails to accept the offer within this time period, then the previous homeowner's right to a renewed tenancy under this section is deemed forfeited.

(6) Management shall process applications for renewed tenancy on a first-come-first-served basis.

(7) The previous homeowner shall not transfer the right to a renewed tenancy.

(b) For purposes of this section, "previous homeowner" means a homeowner with a valid tenancy in a mobilehome park at the time of a wildfire or other natural disaster.

(Added by Chap. 504, Stats. of 2019 (SB 274, Dodd), eff. 1/1/2020)

ARTICLE 7 - TRANSFER OF MOBILEHOME OR MOBILEHOME PARK

798.70 "FOR SALE" SIGNS

(a) A homeowner, an heir, joint tenant, or personal representative of the estate who gains ownership of a mobilehome in the mobilehome park through the death of the owner of the mobilehome who was a homeowner at the time of his or her death, or the agent of any such person, may advertise the sale or exchange of his or her mobilehome, or, if not

prohibited by the terms of an agreement with the management, may advertise the rental of his or her mobilehome, by displaying one sign in the window of the mobilehome, or by one sign posted on the side of the mobilehome facing the street, or by one sign in front of the mobilehome facing the street, stating that the mobilehome is for sale or exchange or, if not prohibited, for rent by the owner of the mobilehome or his or her agent. Any such person also may display one sign conforming to these requirements indicating that the mobilehome is on display for an "open house," if allowed by the park. The park may allow open houses and may establish reasonable rules or regulations governing how an open house may be conducted, including rules regarding the number of houses allowed to be open at one time, hours, and parking. The sign shall state the name, address, and telephone number of the owner of the mobilehome or his or her agent and the sign face shall not exceed 24 inches in width and 36 inches in height. Signs posted in front of a mobilehome pursuant to this section may be of an H-frame, A-frame, L-frame, or generally accepted yard-arm type design with the sign face perpendicular to, but not extending into, the street. Management may require the use of a step-in L-frame sign. Homeowners may attach to the sign or their mobilehome tubes or holders for leaflets that provide information on the mobilehome for sale, exchange, or rent.

(b) This section shall become operative on July 1, 2016.

(Added by Chap. 288, Stats. of 2015 (SB 419, McGuire), eff. 7/1/2016)

798.71 MANAGEMENT SHOWING OR LISTING – PROHIBITIONS

(a) (1) The management may not show or list for sale a manufactured home or mobilehome without first obtaining the owner's written authorization. The authorization shall specify the terms and conditions regarding the showing or listing.

(2) Management may require that a homeowner advise management in writing that his or her manufactured home or mobilehome is for sale. If management requires that a homeowner advise management in writing that his or her manufactured home or mobilehome is for sale, failure to comply with this requirement does not invalidate a transfer.

(b) The management shall prohibit neither the listing nor the sale of a manufactured home or mobilehome within the park by the homeowner, an heir, joint tenant, or personal representative of the estate who gains ownership of a manufactured home or mobilehome in the mobilehome park through the death of the owner of the manufactured home or mobilehome who was a homeowner at the time of his or her death, or the agent of any such person other than the management. For purposes of this section, "listing" includes advertising the address of the home to the general public.

(c) The management shall not require the selling homeowner, or an heir, joint tenant, or personal representative of the estate who gains ownership of a manufactured home or mobilehome in the mobilehome park through the death of the owner of the manufactured home or mobilehome who was a homeowner at the time of his or her death, to authorize the management or any other specified broker, dealer, or person to act as the agent in the sale of a manufactured home or mobilehome as a condition of resale of the home in the park or of management's approval of the buyer or prospective homeowner for residency in the park.

(d) The management shall not require a homeowner, who is replacing a mobilehome or manufactured home on a space in the park, in which he or she resides, to use a specific broker, dealer, or other person as an agent in the purchase of or installation of the replacement home.

(e) Nothing in this section shall be construed as affecting the provisions of the Health and Safety Code governing the licensing of manufactured home or mobilehome salespersons or dealers.

(f) This section shall become operative on July 1, 2016.

(Added by Chap. 288, Stats. 2015 (SB 419; McGuire), eff. 7/1/2016)

798.72 NO TRANSFER OR SELLING FEE

(a) The management shall not charge a homeowner, an heir, joint tenant, or personal representative of the estate who gains ownership of a mobilehome in the mobilehome park through the death of the owner of the mobilehome who was a homeowner at the time of his or her death, or the agent of any such person a transfer or selling fee as a condition of a sale of his mobilehome within a park unless the management performs a service in the sale. The management shall not perform any such service in connection with the sale unless so requested, in writing, by the homeowner, an heir, joint tenant, or personal representative of the estate who gains ownership of a mobilehome in the mobilehome park through the death of the owner of the mobilehome who was a homeowner at the time of his or her death, or the agent of any such person.

(b) The management shall not charge a prospective homeowner or his or her agent, upon purchase of a mobilehome, a fee as a condition of approval for residency in a park unless the management performs a specific service in the sale.

The management shall not impose a fee, other than for a credit check in accordance with subdivision (b) of Section 798.74, for an interview of a prospective homeowner.

(Amended by Stats. 1989, Chap. 745 (AB 1914, N.Waters), eff. 1/1/1990)

798.73 REMOVAL OF MOBILEHOME UPON SALE TO THIRD PARTY

The management shall not require the removal of a mobilehome from the park in the event of the sale of the mobilehome to a third party during the term of the homeowner's rental agreement or in the 60 days following the initial notice required by paragraph (1) of subdivision (b) of Section 798.55. However, in the event of a sale to a third party, in order to upgrade the quality of the park, the management may require that a mobilehome be removed from the park where:

(a) It is not a "mobilehome" within the meaning of Section 798.3.

(b) It is more than 20 years old, or more than 25 years old if manufactured after September 15, 1971, and is 20 feet wide or more, and the mobilehome does not comply with the health and safety standards provided in Sections 18550, 18552, and 18605 of the Health and Safety Code and the regulations established thereunder, as determined following an inspection by the appropriate enforcement agency, as defined in Section 18207 of the Health and Safety Code.

(c) The mobilehome is more than 17 years old, or more than 25 years old if manufactured after September 15, 1971, and is less than 20 feet wide, and the mobilehome does not comply with the construction and safety standards under Sections 18550, 18552, and 18605 of the Health and Safety Code and the regulations established thereunder, as determined following an inspection by the appropriate enforcement agency, as defined in Section 18207 of the Health and Safety Code.

(d) It is in a significantly rundown condition or in disrepair, as determined by the general condition of the mobilehome and its acceptability to the health and safety of the occupants and to the public, exclusive of its age. The management shall use reasonable discretion in determining the general condition of the mobilehome and its accessory structures. The management shall bear the burden of demonstrating that the mobilehome is in a significantly rundown condition or in disrepair. The management of the park may not require repairs or improvements to the park space or property owned by the management, except for damage caused by the actions or negligence of the homeowner or an agent of the homeowner.

(e) The management shall not require a mobilehome to be removed from the park, pursuant to this section, unless the management has provided to the homeowner notice particularly specifying the condition that permits the removal of the mobilehome.

(Amended by Stats. 2008, Chap. 179 (SB 1498, Committee on Judiciary), eff. 1/1/2009)

The following intent language appears in Section 3 of AB 682 (Chap. 561, Stat. 2004) but not in this code:
"This act is not intended to provide the purchaser of a mobilehome a right to a tenancy in a mobilehome park when the selling tenant has had his or her tenancy terminated pursuant to subdivision (f) or (g) of Section 798.56 of the Civil Code."
The following intent language appears in Section 4 of AB 682 (Chap. 561, Stat. 2004) but not in this code:
"This act is not intended to affect park management's existing rights and remedies to recover unpaid rent, utility charges, or reasonable incidental charges, and may not be construed to provide for an exclusive remedy."

798.73.5 HOME UPGRADES ON RESALE

(a) In the case of a sale or transfer of a mobilehome that will remain in the park, the management may only require repairs or improvements to the mobilehome, its appurtenances, or an accessory structure that meet all of the following conditions:
  (1) Except as provided by Section 798.83, the repair or improvement is to the mobilehome, its appurtenances, or an accessory structure that is not owned and installed by the management.
  (2) The repair or improvement is based upon or is required by a local ordinance or state statute or regulation relating to mobilehomes, or a rule or regulation of the mobilehome park that implements or enforces a local ordinance or a state statute or regulation relating to mobilehomes.
  (3) The repair or improvement relates to the exterior of the mobilehome, its appurtenances, or an accessory structure that is not owned and installed by the management.

(b) The management, in the case of sale or transfer of a mobilehome that will remain in the park, shall provide a homeowner with a written summary of repairs or improvements that management requires to the mobilehome, its appurtenances, or an accessory structure that is not owned and installed by the management no later than 10 business days following the receipt of a request for this information, as part of the notice required by Section 798.59. This summary shall include specific references to park rules and regulations, local ordinances, and state statutes and regulations relating to mobilehomes upon which the request for repair or improvement is based.

(c) The provisions of this section enacted at the 1999–2000 Regular Session of the Legislature are declarative of existing law as they pertain to allowing park management to enforce park rules and regulations; these provisions specifically

limit repairs and improvements that can be required of a homeowner by park management at the time of sale or transfer to the same repairs and improvements that can be required during any other time of residency.

(Added by Stats. 2000, Chap. 554 (AB 2239, Corbett), eff. 1/1/2001)

798.74 MANAGEMENT APPROVAL OF BUYER; CREDIT RATING REFUND

(a) The management may require the right of prior approval of a prospective purchaser of a mobilehome that will remain in the park.

(b) (1) A selling homeowner or their agent shall give notice of a sale of a mobilehome that will remain in the park to management before the close of the sale.

(2) Management shall, within 15 days, provide the seller and the prospective purchaser both of the following, in writing, upon receiving the notice required in paragraph (1):

(A) The standards that management customarily utilizes to approve a tenancy application, including the minimum reported credit score from a consumer credit reporting agency that management requires for approval.

(B) A list of all documentation that management will require to determine if the prospective purchaser will qualify for tenancy in the park.

(c) Management shall not withhold approval from a prospective purchase of a mobilehome unless any of the following apply:

(1) Management reasonably determines that, based upon the purchaser's prior tenancies, they will not comply with the rules and regulations of the park.

(2) The purchaser does not have the financial ability to pay the rent, estimated utilities, and other charges of the park.

(3) The purchaser has committed fraud, deceit, or concealment of material facts during the application process.

(d) In determining whether the prospective purchaser has the financial ability to pay the rent and charges of the park pursuant to paragraph (2) of subdivision (c), the management may require the prospective purchaser to document the amount and source of their gross monthly income or means of financial support. However, management shall not require the prospective purchaser to submit any of the following:

(1) Documentation beyond that disclosed pursuant to subparagraph (B) of paragraph (2) of subdivision (b)

(2) Copies of any personal income tax returns.

(e) (1) Within 15 business days of receiving all of the information requested from the prospective purchaser, the management shall notify the seller and the prospective purchaser, in writing, of either acceptance or rejection of the application. During this 15-day period, the prospective purchaser shall comply with the management's request, if any, for a personal interview.

(2) (A) If management rejects the application, management shall state the reason for the rejection in accordance with subdivision (c). If the rejection is based upon an alleged lack of financial ability to pay the rent, estimated utilities, and other charges of the park, as described in paragraph (2) of subdivision (c), the prospective purchaser may elect to provide additional financial or asset information to management to demonstrate their financial ability to pay the rent, estimated utilities, and other charges of the park. For purposes of this paragraph, "additional financial information" includes, but is not limited to, the following:

(i) Savings accounts.

(ii) Certificates of deposit.

(iii) Stock portfolios.

(iv) Trust interests of which the purchaser is a beneficiary.

(v) Real property.

(vi) Similar financial assets that can be liquidated or sold.

(B) If the prospective purchaser elects to provide additional financial and asset information specified in subparagraph (A), management shall consider the information together with the prospective purchaser's gross monthly income to determine whether the purchaser has the financial ability to pay the rent, estimated utilities, and other charges of the park.

(C) If a prospective purchaser provides additional financial and asset information, management may also consider any liabilities of the prospective purchaser when making a final determination of the prospective purchaser's ability to pay the rent, estimated utilities, and other charges of the park under this subdivision.

(f) If the management collects a fee or charge from a prospective purchaser of a mobilehome in order to obtain a financial report or credit rating, the full amount of the fee or charge shall be credited toward payment of the first month's rent for that mobilehome purchaser. If, for whatever reason, the prospective purchaser is rejected by the management, the management shall refund to the prospective purchaser the full amount of that fee or charge within 30 days from the date of rejection. If the prospective purchaser is approved by the management, but, for whatever

reason, the prospective purchaser elects not to purchase the mobilehome, the management may retain the fee, or a portion thereof, to defray its administrative costs under this section.

(g) Management may be held liable by the selling homeowner for any and all damages proximately caused by management's failure to comply with this section.

(h) For purposes of this section:

(1) "Charges" means all charges authorized and imposed by management under Section 798.31.

(2) "Consumer credit reporting agency" has the same meaning as defined in subdivision (d) of Section 1785.3.

(3) "Credit score" has the same meaning as defined in subdivision (b) of Section 1785.15.1.

(Added by Stat. 2019, Chap. 504 (SB 274,Dodd), eff. 1/1/2020)

798.74.4 MOBILEHOME RESALE DISCLOSURE TO NEW BUYER

The transfer or sale of a manufactured home or mobilehome in a mobilehome park is subject to the transfer disclosure requirements and provisions set forth in Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of the Civil Code. The requirements include, but are not limited to, the use of the Manufactured Home and Mobilehome Transfer Disclosure Statement set forth in Section 1102.6d of the Civil Code.

(Added by Stats. 2003, Chap. 249 (SB 116, Dunn), eff. 1/1/2004)

798.74.5 RENT DISCLOSURE TO PROSPECTIVE HOMEOWNERS

(a) Within two business days of receiving a request from a prospective homeowner for an application for residency for a specific space within a mobilehome park, if the management has been advised that the mobilehome occupying that space is for sale, the management shall give the prospective homeowner a separate document in at least 12-point type entitled ''INFORMATION FOR PROSPECTIVE HOMEOWNERS,'' which includes the following statements:

"As a prospective homeowner you are being provided with certain information you should know prior to applying for tenancy in a mobilehome park. This is not meant to be a complete list of information.

Owning a home in a mobilehome park incorporates the dual role of ''homeowner'' (the owner of the home) and park resident or tenant (also called a ''homeowner'' in the Mobilehome Residency Law). As a homeowner under the Mobilehome Residency Law, you will be responsible for paying the amount necessary to rent the space for your home, in addition to other fees and charges described below. You must also follow certain rules and regulations to reside in the park.

If you are approved for tenancy, and your tenancy commences within the next 30 days, your beginning monthly rent will be $_____(must be completed by the management) for space number_____(must be completed by the management). Additional information regarding future rent or fee increases may also be provided.

In addition to the monthly rent, you will be obligated to pay to the park the following additional fees and charges listed below. Other fees or charges may apply depending upon your specific requests. Metered utility charges are based on use.

_____

_____

(Management shall describe the fee or charge and a good faith estimate of each fee or charge.)

Some spaces are governed by an ordinance, rule, regulation, or initiative measure that limits or restricts rents in mobilehome parks. These laws are commonly known as "rent control." Prospective purchasers who do not occupy the mobilehome as their principal residence may be subject to rent levels which are not governed by these laws. (Civil Code Section 798.21) Long-term leases specify rent increases during the term of the lease. By signing a rental agreement or lease for a term of more than one year, you may be removing your rental space from a local rent control ordinance during the term, or any extension, of the lease if a local rent control ordinance is in effect for the area in which the space is located.

A fully executed lease or rental agreement, or a statement signed by the park's management and by you stating that you and the management have agreed to the terms and conditions of a rental agreement, is required to complete the sale or escrow process of the home. You have no rights to tenancy without a properly executed lease or agreement or that statement. (Civil Code Section 798.75)

If the management collects a fee or charge from you in order to obtain a financial report or credit rating, the full amount of the fee or charge will be either credited toward your first month's rent or, if you are rejected for any reason, refunded to you. However, if you are approved by management, but, for whatever reason, you elect not to purchase the mobilehome, the management may retain the fee to defray its administrative costs. (Civil Code Section 798.74)

We encourage you to request from management a copy of the lease or rental agreement, the park's rules and regulations, and a copy of the Mobilehome Residency Law. Upon request, park management will provide you a copy

of each document. We urge you to read these documents before making the decision that you want to become a mobilehome park resident.

Dated: _____

Signature of Park Manager: _____

Acknowledge Receipt by Prospective Homeowner: _____

(b) Management shall provide a prospective homeowner, upon his or her request, with a copy of the rules and regulations of the park and with a copy of this chapter.

(Amended by Stats. 2012, Chap. 337 (AB 317, Calderon), eff. 10/1/2013)

798.75 RENTAL AGREEMENT REQUIRED FOR PARK OCCUPANCY

(a) An escrow, sale, or transfer agreement involving a mobilehome located in a park at the time of the sale, where the mobilehome is to remain in the park, shall contain a copy of either a fully executed rental agreement or a statement signed by the park's management and the prospective homeowner that the parties have agreed to the terms and conditions of a rental agreement.

(b) In the event the purchaser fails to execute the rental agreement, the purchaser shall not have any rights of tenancy.

(c) In the event that an occupant of a mobilehome has no rights of tenancy and is not otherwise entitled to occupy the mobilehome pursuant to this chapter, the occupant is considered an unlawful occupant if, after a demand is made for the surrender of the mobilehome park site, for a period of five days, the occupant refuses to surrender the site to the mobilehome park management. In the event the unlawful occupant fails to comply with the demand, the unlawful occupant shall be subject to the proceedings set forth in Chapter 4 (commencing with Section 1159) of Title 3 of Part 3 of the Code of Civil Procedure.

(d) The occupant of the mobilehome shall not be considered an unlawful occupant and shall not be subject to the provisions of subdivision (c) if all of the following conditions are present:

(1) The occupant is the registered owner of the mobilehome.

(2) The management has determined that the occupant has the financial ability to pay the rent and charges of the park, will comply with the rules and regulations of the park, based on the occupant's prior tenancies, and will comply with this article.

(3) The management failed or refused to offer the occupant a rental agreement.

(Amended by Stats. 1990, Chap. 645 (SB 2340, Kopp), eff. 1/1/1991)

798.75.5 MOBILEHOME PARK DISCLOSURE FORM

(a) The management shall provide a prospective homeowner with a completed written disclosure form concerning the park described in subdivision (b) at least three days prior to execution of a rental agreement or statement signed by the park management and the prospective homeowner that the parties have agreed to the terms and conditions of the rental agreement. The management shall update the information on the disclosure form annually, or, in the event of a material change in the condition of the mobilehome park, at the time of the material change in that condition.

(b) The written disclosure form shall read as follows:

(see next page)

Mobilehome Park Rental Agreement Disclosure Form

THIS DISCLOSURE STATEMENT CONCERNS THE MOBILEHOME PARKKNOWN AS_____LOCATED AT _____
(park name) (park address)
IN THE CITY OF_____COUNTY_____,
STATE OF CALIFORNIA.
THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE PARK AND PARK COMMON AREAS AS OF (date)_____IN COMPLIANCE WITH SECTION 798.75.5 OF THE CIVIL CODE.

IT IS NOT A WARRANTY OF ANY KIND BY THE MOBILEHOME PARK OWNER OR PARK MANAGEMENT AND IS NOT A SUBSTITUTE FOR ANY INSPECTION BY THE PROSPECTIVE HOMEOWNER/LESSEE OF THE SPACE TO BE RENTED OR LEASED OR OF THE PARK, INCLUDING ALL COMMON AREAS REFERENCED IN THIS STATEMENT. THIS STATEMENT DOES NOT CREATE ANY NEW DUTY OR NEW LIABILITY ON THE PART OF THE MOBILEHOME PARK OWNER OR MOBILEHOME PARK MANAGEMENT OR AFFECT ANY DUTIES THAT MAY HAVE EXISTED PRIOR TO THE ENACTMENT OF SECTION 798.75.5 OF THE CIVIL CODE, OTHER THAN THE DUTY TO DISCLOSE THE INFORMATION REQUIRED BY THE STATEMENT.

Are you (the mobilehome park owner/mobilehome park manager) aware of any of the following:

A. Park or common area facilities?	B. Does the park contain this facility?		C. Is the facility in operation?		D. Does the facility have any known substantial defects?		E. Are there any uncorrected park citations or notices of abatement relating to the facilities issued by a public agency?		F. Is there any substantial, uncorrected damage to the facility from fire, flood, earth-quake, or landslides?		G. Are there any pending lawsuits by or against the park affecting the facilities or alleging defects in the facilities?		H. Is there any encroachment, easement, non-conforming use, or violation of setback requirements regarding this park common area facility?	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
Clubhouse														
Walkways														
Streets, roads and access														
Electric utility system														
Water utility system														
Gas utility System														
Common area lighting system														
Septic or sewer system														
Playground														
RV storage														
Parking areas														
Swimming pool														
Spa pool														
Laundry														
Other common area facilities*														

*If there are other important park or common area facilities, please specify (attach additional sheets if necessary):_____

If any item in C is checked “no”, or any item in D, E, F, G, or H is checked “yes”, please explain (attach additional sheets if necessary): _____

The mobilehome park owner/park manager states that the information herein has been delivered to the prospective homeowner/lessee a minimum of three days prior to execution of a rental agreement and is true and correct to the best of the park owner/park manager’s knowledge as of the date signed by the park owner/manager.
Park Owner/Manager:_____ By:_____ Date:_____
print name signature

I/WE ACKNOWLEDGE RECEIPT OF A COMPLETED COPY OF THE PARK OWNER/MANAGER STATEMENT.
Prospective Homeowner
Lessee_____ Park Owner/Manager_____ Title _____
Date:_____

Prospective Homeowner
Lessee_____ Park Owner/Manager_____ Title _____
Date:_____

(Added by Stats 1999, Chap. 517 (SB 534, Dunn), eff. 1/1/2000)

798.76 SENIOR ONLY RESTRICTIONS

The management may require that a prospective purchaser comply with any rule or regulation limiting residency based on age requirements for housing for older persons, provided that the rule or regulation complies with the federal Fair Housing Act as amended by Public Law 104-76 and implementing regulations.

(Amended by Stats. 1996, Chap. 61 (SB 1585, Craven), eff. 6/10/1996)

798.77 NO WAIVER OF RIGHTS

No rental or sale agreement shall contain a provision by which the purchaser or homeowner waives his or her rights under this chapter. Any such waiver shall be deemed contrary to public policy and shall be void and unenforceable.

(Amended by Stats. 1983, Chap. 519 (AB 1052, Bader), eff. 1/1/1984)

798.78 RIGHTS OF HEIR OR JOINT TENANT OF OWNER

(a) An heir, joint tenant, or personal representative of the estate who gains ownership of a mobilehome in the mobilehome park through the death of the owner of the mobilehome who was a homeowner at the time of his or her death shall have the right to sell the mobilehome to a third party in accordance with the provisions of this article, but only if all the homeowner's responsibilities and liabilities to the management regarding rent, utilities, and reasonable maintenance of the mobilehome and its premises which have arisen after the death of the homeowner have been satisfied as they have accrued pursuant to the rental agreement in effect at the time of the death of the homeowner up until the date the mobilehome is resold.

(b) In the event that the heir, joint tenant, or personal representative of the estate does not satisfy the requirements of subdivision (a) with respect to the satisfaction of the homeowner's responsibilities and liabilities to the management which accrue pursuant to the rental agreement in effect at the time of the death of the homeowner, the management shall have the right to require the removal of the mobilehome from the park.

(c) Prior to the sale of a mobilehome by an heir, joint tenant, or personal representative of the estate, that individual may replace the existing mobilehome with another mobilehome, either new or used, or repair the existing mobilehome so that the mobilehome to be sold complies with health and safety standards provided in Sections 18550, 18552, and 18605 of the Health and Safety Code, and the regulations established thereunder. In the event the mobilehome is to be replaced, the replacement mobilehome shall also meet current standards of the park as contained in the park's most recent written requirements issued to prospective homeowners.

(d) In the event the heir, joint tenant, or personal representative of the estate desires to establish a tenancy in the park, that individual shall comply with those provisions of this article which identify the requirements for a prospective purchaser of a mobilehome that remains in the park.

(Amended by Stats. 1989, Chap. 745 (AB 1914, N.Waters), eff. 1/1/1990)

798.79 REPOSSESSION OF MOBILEHOME; SALE TO THIRD PARTY

(a) Any legal owner or junior lienholder who forecloses on his or her security interest in a mobilehome located in a mobilehome park shall have the right to sell the mobilehome within the park to a third party in accordance with this article, but only if all the homeowner's responsibilities and liabilities to the management regarding rent, utilities, and reasonable maintenance of a mobilehome and its premises are satisfied by the foreclosing creditor as they accrue through the date the mobilehome is resold.

(b) In the event the legal owner or junior lienholder has received from the management a copy of the notice of termination of tenancy for nonpayment of rent or other charges, the foreclosing creditor's right to sell the

(c) mobilehome within the park to a third party shall also be governed by Section 798.56a.

(Amended by Stats. 1991, Chap. 190 (AB 600, Chacon), eff. 1/1/1992)

798.80 SALE OF PARK - NOTICE BY MANAGEMENT

(a) Not less than 30 days nor more than one year prior to an owner of a mobilehome park entering into a written listing agreement with a licensed real estate broker, as defined in Article 1 (commencing with Section 10130) of Chapter 3 of Part 1 of Division 4 of the Business and Professions Code, for the sale of the park, or offering to sell the park to any party, the owner shall provide written notice of his or her intention to sell the mobilehome park by first-class mail or by personal delivery to the president, secretary, and treasurer of any resident organization formed by homeowners in the mobilehome park as a nonprofit corporation, pursuant to Section 23701v of the Revenue & Taxation Code, stock cooperative corporation, or other entity for purposes of converting the mobilehome park to condominium or stock cooperative ownership interests and for purchasing the mobilehome park from the management of the mobilehome park. An offer to sell a park shall not be construed as an offer under this subdivision unless it is initiated by the park owner or agent.

(b) An owner of a mobilehome park shall not be required to comply with subdivision (a) unless the following conditions are met:

(1) The resident organization has first furnished the park owner or park manager a written notice of the name and address of the president, secretary, and treasurer of the resident organization to whom the notice of sale shall be given.

(2) The resident organization has first notified the park owner or manager in writing that the park residents are interested in purchasing the park. The initial notice by the resident organization shall be made prior to a written listing or offer to sell the park by the park owner, and the resident organization shall give subsequent notice once each year thereafter that the park residents are interested in purchasing the park.

(3) The resident organization has furnished the park owner or park manager a written notice, within five days, of any change in the name or address of the officers of the resident organization to whom the notice of sale shall be given.

(c) Nothing in this section affects the validity of title to real property transferred in violation of this section, although a violation shall subject the seller to civil action pursuant to Article 8 (commencing with Section 798.84) by homeowner residents of the park or resident organization.

(d) Nothing in this section affects the ability of a licensed real estate broker, as defined in Article 1 (commencing with Section 10130) of Chapter 3 of Part 1 of Division 4 of the Business and Professions Code, to collect a commission pursuant to an executed contract between the broker and the mobilehome park owner.

(e) Subdivision (a) does not apply to any of the following:

(1) Any sale or other transfer by a park owner who is a natural person to any relation specified in Section 6401 or 6402 of the Probate Code.

(2) Any transfer by gift, devise, or operation of law.

(3) Any transfer by a corporation to an affiliate. As used in this paragraph, “affiliate” means any shareholder of the transferring corporation, any corporation or entity owned or controlled, directly or indirectly, by the transferring corporation, or any other corporation or entity controlled, directly or indirectly, by any shareholder of the transferring corporation.

(4) Any transfer by a partnership to any of its partners.

(5) Any conveyance resulting from the judicial or nonjudicial foreclosure of a mortgage or deed of trust encumbering a mobilehome park or any deed given in lieu of such a foreclosure.

(6) Any sale or transfer between or among joint tenants or tenants in common owning a mobilehome park.

(7) The purchase of a mobilehome park by a governmental entity under its powers of eminent domain.

(Amended by Stats. 1994, Chap. 219 (AB 1280, Craven), eff. 1/1/1995)

798.81 LISTING OR SALES - PROHIBITIONS

The management 1) shall not prohibit the listing or sale of a used mobilehome within the park by the homeowner, an heir, joint tenant, or personal representative of the estate who gains ownership of a mobilehome in the mobilehome park through the death of the owner of the mobilehome who was a homeowner at the time of his or her death, or the agent of any such person other than the management, 2) nor require the selling homeowner to authorize the management to act as the agent in the sale of a mobilehome as a condition of approval of the buyer or prospective homeowner for residency in the park.

(Amended by Stats. 1989, Chap. 745 (AB 1914, N.Waters), eff. 1/1/1990)

798.82 SCHOOL IMPACT FEE DISCLOSURE

The management, at the time of an application for residency, shall disclose in writing to any person who proposes to purchase or install a manufactured home or mobilehome on a space, on which the construction of the pad or foundation

system commenced after September 1, 1986, and no other manufactured home or mobilehome was previously located, installed, or occupied, that the manufactured home or mobilehome may be subject to a school facilities fee under Sections 53080 and 53080.4 of, and Chapter 4.9 (commencing with Section 65995) of Division 1 of Title 7 of the Government Code.

(Added by Stats. 1994, Chap. 983 (SB 1461, Craven), eff. 1/1/1995)

798.83 HOMEOWNER REPAIR OF THE SPACE

In the case of a sale or transfer of a mobilehome that will remain in the park, the management of the park shall not require repairs or improvements to the park space or property owned by the management, except for damage caused by the actions or negligence of the homeowner or an agent of the homeowner.

(Added by Stats. 1997, Chap. 367 (AB 672, Honda), eff.1/1/1998)

ARTICLE 8 - ACTIONS, PROCEEDINGS, ANDPENALTIES

798.84 NOTICE OF LAWSUIT FOR FAILURE TO MAINTAIN

(a) No action based upon the management's alleged failure to maintain the physical improvements in the common facilities in good working order or condition or alleged reduction of service may be commenced by a homeowner unless the management has been given at least 30 days' prior notice of the intention to commence the action.

(b) The notice shall be in writing, signed by the homeowner or homeowners making the allegations, and shall notify the management of the basis of the claim, the specific allegations, and the remedies requested. A notice by one homeowner shall be deemed to be sufficient notice of the specific allegation to the management of the park by all of the homeowners in the park.

(c) The notice may be served in the manner prescribed in Chapter 5 (commencing with Section 1010) of Title 14 of Part 2 of the Code of Civil Procedure.

(d) For purposes of this section, management shall be deemed to be notified of an alleged failure to maintain the physical improvements in the common facilities in good working order or condition or of an alleged reduction of services upon substantial compliance by the homeowner or homeowners with the provisions of subdivisions (b) and (c), or when management has been notified of the alleged failure to maintain or the alleged reduction of services by a state or local agency.

(e) If the notice is served within 30 days of the expiration of the applicable statute of limitations, the time for the commencement of the action shall be extended 30 days from the service of the notice.

(f) This section does not apply to actions for personal injury or wrongful death.

(Added by stats. 1988, Chap. 1592 (AB 4012, Costa), eff. 1/1/1989)

798.85 ATTORNEY'S FEES AND COSTS

In any action arising out of the provisions of this chapter the prevailing party shall be entitled to reasonable attorney's fees and costs. A party shall be deemed a prevailing party for the purposes of this section if the judgment is rendered in his or her favor or where the litigation is dismissed in his or her favor prior to or during the trial, unless the parties otherwise agree in the settlement or compromise.

(Amended by Stats. 1983, Chap. 519 (AB 1052, Bader), eff. 1/1/1984)

798.86 MANAGEMENT PENALTY FOR WILLFUL VIOLATION

(a) If a homeowner or former homeowner of a park is the prevailing party in a civil action, including a small claims court action, against the management to enforce his or her rights under this chapter, the homeowner, in addition to damages afforded by law, may, in the discretion of the court, be awarded an amount not to exceed two thousand dollars ($2,000) for each willful violation of this chapter by the management.

(b) A homeowner or former homeowner of a park who is the prevailing party in a civil action against management to enforce his or her rights under this chapter may be awarded either punitive damages pursuant to Section 3294 of the Civil Code or the statutory penalty provided by subdivision (a).

(Amended by Stats. 2003, Chap. 98 (AB 693, Corbett), eff. 1/1/2004)

798.87 PUBLIC NUISANCES AND ABATEMENT

(a) The substantial failure of the management to provide and maintain physical improvements in the common facilities in good working order and condition shall be deemed a public nuisance. Notwithstanding Section 3491, such a nuisance may only be remedied by a civil action or abatement.

(b) The substantial violation of a mobilehome park rule shall be deemed a public nuisance. Notwithstanding Section 3491, this nuisance may only be remedied by a civil action or abatement.

(c) A civil action pursuant to this section may be brought by a park resident, the park management, or in the name of the people of the State of California, by any of the following:
  (1) The district attorney or the county counsel of the jurisdiction in which the park, or the greater portion of the park, is located.
  (2) The city attorney or city prosecutor if the park is located within the jurisdiction of the city.
  (3) The Attorney General.

(Amended by Stats. 2002, Chap. 141 (AB 2382, Corbett), eff. 1/1/2003)

798.88 INJUNCTION FOR VIOLATION OF PARK RULES

(a) In addition to any right under Article 6 (commencing with Section 798.55) to terminate the tenancy of a homeowner, any person in violation of a reasonable rule or regulation of a mobilehome park may be enjoined from the violation as provided in this section.

(b) A petition for an order enjoining a continuing or recurring violation of any reasonable rule or regulation of a mobilehome park may be filed by the management thereof within the limited jurisdiction of the superior court of the county in which the mobilehome park is located. At the time of filing the petition, the petitioner may obtain a temporary restraining order in accordance with subdivision (a) of Section 527 of the Code of Civil Procedure. A temporary order restraining the violation may be granted, with notice, upon the petitioner's affidavit showing to the satisfaction of the court reasonable proof of a continuing or recurring violation of a rule or regulation of the mobilehome park by the named homeowner or resident and that great or irreparable harm would result to the management or other homeowners or residents of the park from continuance or recurrence of theviolation.

(c) A temporary restraining order granted pursuant to this subdivision shall be personally served upon the respondent homeowner or resident with the petition for injunction and notice of hearing thereon. The restraining order shall remain in effect for a period not to exceed 15 days, except as modified or sooner terminated by the court.

(d) Within 15 days of filing the petition for an injunction, a hearing shall be held thereon. If the court, by clear and convincing evidence, finds the existence of a continuing or recurring violation of a reasonable rule or regulation of the mobilehome park, the court shall issue an injunction prohibiting the violation. The duration of the injunction shall not exceed three years.

(e) However, not more than three months prior to the expiration of an injunction issued pursuant to this section, the management of the mobilehome park may petition under this section for a new injunction where there has been recurring or continuous violation of the injunction or there is a threat of future violation of the mobilehome park's rules upon termination of the injunction.

(f) Nothing shall preclude a party to an action under this section from appearing through legal counsel or in propria persona.

(g) The remedy provided by this section is nonexclusive and nothing in this section shall be construed to preclude or limit any rights the management of a mobilehome park may have to terminate a tenancy.

(Amended by Stats. 2015, Chap. 176 (SB 244, Vidak), eff. 1/1/2016)

ARTICLE 9 - SUBDIVISIONS, COOPERATIVES, CONDOMINIUMS & RESIDENT-OWNED PARKS

799 DEFINITIONS

As used in this article:

(a) "Ownership or management" means the ownership or management of a subdivision, cooperative, or condominium for mobilehomes, or of a resident-owned mobilehome park.

(b) "Resident" means a person who maintains a residence in a subdivision, cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park.

(c) "Resident-owned mobilehome park" means any entity other than a subdivision, cooperative, or condominium for mobilehomes, through which the residents have an ownership interest in the mobilehome park.

(Amended by Stats. 1997, Chap. 72 (SB 484, Craven), eff. 1/1/1998)

799.1 RIGHTS GOVERNED

(a) Except as provided in subdivision (b), this article shall govern the rights of a resident who has an ownership interest in the subdivision, cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park in which his or her mobilehome is located or installed. In a subdivision, cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park, Articles 1(commencing with Section 798) to Article 8 (commencing with Section 798.84), inclusive, shall apply only to a resident who does not have an ownership interest in the subdivision,

cooperative, or condominium for mobilehomes, or the resident-owned mobilehome park, in which his or her mobilehome is located or installed.

(b) Notwithstanding subdivision (a), in a mobilehome park owned and operated by a nonprofit mutual benefit corporation, established pursuant to Section 11010.8 of the Business and Professions Code, whose members consist of park residents where there is no recorded subdivision declaration or condominium plan, Article 1 (commencing with Section 798) to Article 8 (commencing with Section 798.84), inclusive**,** shall govern the rights of members who are residents who rent their space from the corporation.

(Amended by Stats. 2012, Chap. 492 (SB 1421, Correa), eff. 9/23/2012)

799.1.5 ADVERTISING SALE OF HOME; "FOR SALE" SIGNS

A homeowner or resident, or an heir, joint tenant, or personal representative of the estate who gains ownership of a mobilehome through the death of the resident of the mobilehome who was a resident at the time of his or her death, or the agent of any of those persons, may advertise the sale or exchange of his or her mobilehome or, if not prohibited by the terms of an agreement with the management or ownership, may advertise the rental of his or her mobilehome by displaying a sign in the window of the mobilehome, or by a sign posted on the side of the mobilehome facing the street, or by a sign in front of the mobilehome facing the street, stating that the mobilehome is for sale or exchange or, if not prohibited, for rent by the owner of the mobilehome or his or her agent. Any such person also may display a sign conforming to these requirements indicating that the mobilehome is on display for an "open house," unless the park rules prohibit the display of an open house sign. The sign shall state the name, address, and telephone number of the owner of the mobilehome or his or her agent. The sign face may not exceed 24 inches in width and 36 inches in height. Signs posted in front of a mobilehome pursuant to this section may be of an H-frame or A-frame design with the sign face perpendicular to, but not extending into, the street. A homeowner or resident, or an heir, joint tenant, or personal representative of the estate who gains ownership of a mobilehome through the death of the resident of the mobilehome who was a resident at the time of his or her death, or the agent of any of those persons, may attach to the sign or their mobilehome tubes or holders for leaflets that provide information on the mobilehome for sale, exchange, or rent.

(Amended by Stats. 2005, Chap. 22 (SB 1108, Committee on Judiciary), eff. 1/1/2006)

799.2 LISTING OR SHOWING OF HOME BY PARK MANAGEMENT

The ownership or management shall not show or list for sale a mobilehome 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. Nothing contained in this section shall be construed to affect the provisions of the Health and Safety Code governing the licensing of mobilehome salesmen.

(Amended by Stats. 1983, Chap. 519 (AB 1052, Bader), eff. 1/1/1984)

799.2.5 MANAGEMENT ENTRY INTO HOME

(a) Except as provided in subdivision (b), the ownership or management shall have no right of entry to a mobilehome without the prior written consent of the resident. The consent may be revoked in writing by the resident at any time. The ownership or management shall have a right of entry upon the land upon which a mobilehome is situated for maintenance of utilities, trees, and driveways, for maintenance of the premises in accordance with the rules and regulations of the subdivision, cooperative, or condominium for mobilehomes, or resident-owned mobilehome park when the homeowner or resident fails to so maintain the premises, and protection of the subdivision, cooperative, or condominium for mobilehomes, or resident-owned mobilehome park at any reasonable time, but not in a manner or at a time that would interfere with the resident's quiet enjoyment.

(b) The ownership or management may enter a mobilehome without the prior written consent of the resident in case of an emergency or when the resident has abandoned the mobilehome.

(Amended by Stats. 2006, Chap. 538 (SB 1852, Committee on Judiciary), eff. 1/1/2007)

799.3 REMOVAL OF MOBILEHOME UPON THIRD PARTY SALE

The ownership or management shall not require the removal of a mobilehome from a subdivision, cooperative, or condominium for mobilehomes, or resident-owned mobilehome park in the event of its sale to a third party.

(Amended by Stats. 1997, Chap. 72 (SB 484, Craven), eff. 1/1/1998)

799.4 WITHHOLDING PRIOR APPROVAL OF PURCHASER

The ownership or management may require the right to prior approval of the purchaser of a mobilehome that will remain in the subdivision, cooperative or condominium for mobilehomes, or resident-owned mobilehome park 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 subdivision, cooperative, or condominium for mobilehomes, or resident-owned mobilehome park 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 subdivision, cooperative or condominium for mobilehomes, or resident-owned mobilehome park.

(Amended by Stats. 1997, Chap. 72 (SB 484, Craven), eff. 1/1/1998)

799.5 SENIOR-ONLY RESTRICTIONS

The ownership or management may require that a purchaser of a mobilehome that will remain in the subdivision, cooperative, or condominium for mobilehomes, or resident-owned mobilehome park comply with any rule or regulation limiting residency based on age requirements for housing for older persons, provided that the rule or regulation complies with the provisions of the federal Fair Housing Act, as amended by Public Law 104-76, and implementing regulations.

(Amended by Stats. 1997, Chap. 72 (SB 484, Craven), eff. 1/1/1998)

799.6 NO WAIVER OF RIGHTS

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

(Amended by Stats. 1983, Chap. 519 (AB 1052, Bader), eff. 1/1/1984)

799.7 NOTICE OF UTILITY INTERRUPTION

The ownership or management shall provide, by posting notice on the mobilehomes of 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 subdivision, cooperative, or condominium for mobilehomes, or resident-owned mobilehome park, if the interruption is not due to an emergency. The ownership or management shall be liable only for actual damages sustained by a homeowner or resident for violation of this section.

"Emergency," for the purposes of this section, means the interruption of utility service resulting from an accident or act of nature, or cessation of service caused by other than the management's regular or planned maintenance, repair, or replacement of utility facilities.

(Amended by Stats. 1997, Chap. 72 (SB 484, Craven), eff. 1/1/1998)

799.8 SCHOOL IMPACT FEE DISCLOSURE

The management, at the time of an application for residency, shall disclose in writing to any person who proposes to purchase or install a manufactured home or mobilehome on a space or lot, on which the construction of the pad or foundation system commenced after September 1, 1986, and no other manufactured home or mobilehome was previously located, installed, or occupied, that the manufactured home or mobilehome may be subject to a school facilities fee under Sections 53080 and 53080.4 of, and Chapter 4.9 (commencing with Section 65995) of Division 1 of Title 7 of, the Government Code.

(Added by Stats. 1994, Chap. 983 (SB 1461, Craven), eff. 1/1/1995)

799.9 CAREGIVERS LIVING WITH HOMEOWNERS

(a) A homeowner may share his or her mobilehome with any person over 18 years of age or older if that person is providing live-in health care, live-in supportive care, or supervision to the homeowner. Management shall not charge a fee for the live-in caregiver, but may require written confirmation from a licensed health care professional of the need for the care or supervision, if the need is not readily apparent or already known to management. That person shall have no rights of tenancy in, and shall comply with the rules and regulations of, the subdivision, cooperative, or condominium for mobilehomes, or resident-owned mobilehome park.

(b) A senior homeowner who resides in a subdivision, cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park, that has implemented rules or regulations limiting residency based on age requirements for housing for older persons, pursuant to Section 799.5, may share his or her mobilehome with any person 18 years of age or older if this person is a parent, sibling, child, or grandchild of the senior homeowner and requires live-in health care, live-in supportive care or supervision. Management shall not charge a fee for this parent, sibling, child, or grandchild, but may require written confirmation from a licensed health care professional of the need for the care or supervision, if the need is not readily apparent or already known to management. Unless otherwise agreed upon, the management shall not be required to manage, supervise, or provide for this person's care during his or her stay in the subdivision, cooperative or condominium for mobilehomes, or resident-owned mobilehome park. That person shall have no rights of tenancy in, and shall comply with the rules and regulations of, the subdivision, cooperative, or

condominium for mobilehomes, or resident-owned mobilehome park. As used in this subdivision, "senior homeowner" means a homeowner or resident who is 55 years of age or older.

(Amended by Stats. 2017, Chap. 170 (SB 147, Dodd), eff. 1/1/2018)

799.10 POLITICAL CAMPAIGN SIGNS

A resident may not be prohibited from displaying a political campaign sign relating to a candidate for election to public office or to the initiative, referendum, or recall process in the window or on the side of a manufactured home or mobilehome, or within the site on which the home is located or installed. The size of the face of a political sign may not exceed six square feet, and the sign may not be displayed in excess of a period of time from 90 days prior to an election to 15 days following the election, unless a local ordinance within the jurisdiction where the manufactured home or mobilehome subject to this article is located imposes a more restrictive period of time for the display of such a sign. In the event of a conflict between the provisions of this section and the provisions of Part 5 (commencing with Section 4000) of Division 4, relating to the size and display of political campaign signs, the provisions of this section shall prevail.

(Amended by Stats. 2012, Chap. 181 (SB 806, Torres), eff. 1/1/2013)

The following intent language appears in Section 4 of SB 116 (Chap. 249, Stat. 2004) but not in this code:

"It is the intent of the Legislature that enactment of this bill not affect any other form of political expression by a homeowner or resident of a mobilehome park where that expression is not associated with an election or political campaign."

799.11 INSTALLATION OF ACCOMMODATIONS FOR THE DISABLED

The ownership or management shall not prohibit a homeowner or resident from installing accommodations for the disabled on the home or the site, lot, or space on which the mobilehome is located, including, but not limited to, ramps or handrails on the outside of the home, as long as the installation of those facilities complies with code, as determined by an enforcement agency, and those facilities are installed pursuant to a permit, if required for the installation, issued by the enforcement agency. The management may require that the accommodations installed pursuant to this section be removed by the current homeowner at the time the mobilehome is removed from the park or pursuant to a written agreement between the current homeowner and the management prior to the completion of the resale of the mobilehome in place in the park. This section is not exclusive and shall not be construed to condition, affect, or supersede any other provision of law or regulation relating to accessibility or accommodation for the disabled.

(Added by Stats. 2008, Chap. 170 (SB 1107, Correa), eff. 1/1/2009)

SELECTED PROVISIONS OF CALIFORNIA LAW RELATING TO MOBILEHOMES

MANUFACTURED HOME & MOBILEHOME RESALES DISCLOSURE

CIVIL CODE §1102 DISCLOSURE ON MOBILEHOME RESALES

(a) Except as provided in Section 1102.2, this article applies to any transfer by sale, exchange, installment land sale contract, as defined in Section 2985, lease with an option to purchase, any other option to purchase, or ground lease coupled with improvements, of real property or residential stock cooperative, improved with or consisting of notless than one nor more than four dwelling units.

(b) Except as provided in Section 1102.2, this article shall apply to a resale transaction entered into on or after January 1, 2000, for a manufactured home, as defined in Section 18007 of the Health and Safety Code, or a mobilehome, as defined in Section 18008 of the Health and Safety Code, which manufactured home or mobilehome is classified as personal property and intended for use as a residence.

(c) Any waiver of the requirements of this article is void as against public policy.

(Amended by Stats. 1999, Chap. 517 (SB 534, Dunn), eff. 1/1/2000)

CIVIL CODE §1102.1 DISCLOSURE CLARIFICATION

(a) In enacting Chapter 817 of the Statutes of 1994, it was the intent of the Legislature to clarify and facilitate the use of the real estate disclosure statement, as specified in Section 1102.6.

The Legislature intended the statement to be used by transferors making disclosures required under this article and by agents making disclosures required by Section 2079 on the agent's portion of the real estate disclosure statement, in transfers subject to this article. In transfers not subject to this article, agents may make required disclosures in a separate writing. The Legislature did not intend to affect the existing obligations of the parties to a real estate contract, or their agents, to disclose any fact materially affecting the value and desirability of the property, including, but not limited to, the physical conditions of the property and previously received reports of physical inspections noted on the disclosure form set forth in Section 1102.6 or 1102.6a, and that nothing in this article shall be construed to change the duty of a real estate broker or salesperson pursuant to Section 2079.

It is also the intent of the Legislature that the delivery of a real estate transfer disclosure statement may not be waived in an ''as is'' sale, as held in Loughrin v. Superior Court (1993) 15 Cal. App. 4th 1188.

(b) In enacting Chapter 677 of the Statutes of 1996, it was the intent of the Legislature to clarify and facilitate the use of the manufactured home and mobilehome transfer disclosure statement applicable to the resale of a manufactured home or mobilehome pursuant to subdivision (b) of Section 1102. The Legislature intended the statements to be used by transferors making disclosures required under this article and by agents making disclosures required by Section 2079 on the agent's portion of the disclosure statement and as required by Section 18046 of the Health and Safety Code on the dealer's portion of the manufactured home and mobilehome transfer disclosure statement, in transfers subject to this article. In transfers not subject to this article, agents may make required disclosures in a separate writing. The Legislature did not intend to affect the existing obligations of the parties to a real estate contract, or their agents, to disclose any fact materially affecting the value and desirability of the property, including, but not limited to, the physical conditions of the property and previously received reports of physical inspections noted on the disclosure form set forth in Section 1102.6 or 1102.6a or to affect the existing obligations of the parties to a manufactured home or mobilehome purchase contract, and nothing in this article shall be construed to change the duty of a real estate broker or salesperson pursuant to Section 2079 or the duty of a manufactured home or mobilehome dealer or salesperson pursuant to Section 18046 of the Health and Safety Code.

It is also the intent of the Legislature that the delivery of a mobilehome transfer disclosure statement may not be waived in an ''as is'' sale.

(c) It is the intent of the Legislature that manufactured home and mobilehome dealers and salespersons and real estate brokers and salespersons use the form provided pursuant to Section 1102.6d. It is also the intent of the Legislature for sellers of manufactured homes or mobilehomes who are neither manufactured home dealers or salespersons nor real estate brokers or salespersons to use the Manufactured Home/Mobilehome Transfer Disclosure Statement contained in Section 1102.6d.

(Amended by Stats. 1999, Chap. 517 (SB 534, Dunn), eff. 1/1/2000)

CIVIL CODE §1102.2 WHEN DISCLOSURE NOT APPLICABLE

This article does not apply to the following:

(a) Transfers which are required to be preceded by the furnishing to a prospective transferee of a copy of a public report pursuant to Section 11018.1 of the Business and Professions Code and transfers which can be made without a public report pursuant to Section 11010.4 of the Business and Professions Code.

(b) Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in the administration of an estate, transfers pursuant to a writ of execution, transfers by any foreclosure sale, transfers by a trustee in bankruptcy, transfers by eminent domain, and transfers resulting from a decree for specificperformance.

(c) Transfers to a mortgagee by a mortgagor or successor in interest who is in default, transfers to a beneficiary of a deed of trust by a trustor or successor in interest who is in default, transfers by any foreclosure sale after default, transfers by any foreclosure sale after default in an obligation secured by a mortgage, transfers by a sale under a power of sale or any foreclosure sale under a decree of foreclosure after default in an obligation secured by a deed of trust or secured by any other instrument containing a power of sale, transfers by a mortgagee or a beneficiary under a deed of trust who has acquired the real property at a sale conducted pursuant to a power of sale under a mortgage or deed of trust or a sale pursuant to a decree of foreclosure or has acquired the real property by a deed in lieu of foreclosure, transfers to the legal owner or lienholder of a manufactured home or mobilehome by a registered owner or successor in interest who is in default, or transfers by reason of any foreclosure of a security interest in a manufactured home or mobilehome.

(d) Transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer if the trustee is a natural person who is sole trustee of a revocable trust and he or she is a former owner of the property or an occupant in possession of the property within the preceding year.

(e) Transfers from one co-owner to one or more other co-owners.

(f) Transfers made to a spouse, or to a person or persons in the lineal line of consanguinity of one or more of the transferors.

(g) Transfers between spouses resulting from a judgment of dissolution of marriage or of legal separation or from a property settlement agreement incidental to that judgment.

(h) Transfers by the Controller in the course of administering Chapter 7 (commencing with Section 1500) of Title 10 of Part 3 of the Code of Civil Procedure.

(i) Transfers under Chapter 7 (commencing with Section 3691) or Chapter 8 (commencing with Section 3771) of Part 6 of Division 1 of the Revenue and Taxation Code.

(j) Transfers or exchanges to or from any governmental entity.

(Amended by Stats. 2000, Chap. 135 (AB 2539, Committee on Judiciary), Chap. 135 (2000), eff. 1/1/2001)

CIVIL CODE §1102.3a MOBILEHOME SALES SUBJECT TO DISCLOSURE

(a) The transferor of any manufactured home or mobilehome subject to this article shall deliver to the prospective transferee the written statement required by this article, as follows:

(1) In the case of a sale, or a lease with an option to purchase, of a manufactured home or mobilehome, involving an agent, as defined in Section 18046 of the Health and Safety Code, as soon as practicable, but no later than the close of escrow for the purchase of the manufactured home or mobilehome.

(2) In the case of a sale, or lease with an option to purchase, of a manufactured home or mobilehome, not involving an agent, as defined in Section 18046 of the Health and Safety Code, at the time of execution of any document by the prospective transferee with the transferor for the purchase of the manufactured home ormobilehome.

(b) With respect to any transfer subject to this section, the transferor shall indicate compliance with this article either on the transfer disclosure statement, any addendum thereto, or on a separate document.

(c) If any disclosure, or any material amendment of any disclosure, required to be made pursuant to subdivision (b) of Section 1102, is delivered after the execution of an offer to purchase, the transferee shall have three days after delivery in person or five days after delivery by deposit in the mail, to terminate his or her offer by delivery of a written notice of termination to the transferor.

(Added by Stats. 1999, Chap. 517 (SB 534, Dunn), eff. 1/1/2000)

CIVIL CODE §1102.6d MOBILEHOME TRANSFER DISCLOSURE FORM

Except for manufactured homes and mobilehomes located in a common interest development governed by Part 5 (commencing with Section 4000) of Division 4, the disclosures applicable to the resale of a manufactured home or mobilehome pursuant to subdivision (b) of Section 1102 are set forth in, and shall be made on a copy of, the following disclosure form:

MANUFACTURED HOME AND MOBILEHOME:
TRANSFER DISCLOSURE STATEMENT

THIS DISCLOSURE STATEMENT CONCERNS THE MANUFACTURED HOME OR MOBILEHOME (HEREAFTER REFERRED TO AS "HOME") LOCATED AT

_____ IN THE CITY OF_____,
COUNTY OF_____, STATE OF CALIFORNIA, DESCRIBED AS

_____
YEAR MAKE SERIAL #(s) HCD DECAL # or Equivalent

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE-DESCRIBED HOME IN COMPLIANCE WITH SUBDIVISION (b) OF SECTION 1102 OF THE CIVIL CODE AND SECTIONS 18025 AND 18046 OF THE HEALTH AND SAFETY CODE ASOF _____
DATE

IT IS NOT A WARRANTY OF ANY KIND BY THE LAWFUL OWNER OF THE MANUFACTURED HOME OR MOBILEHOME WHO OFFERS THE HOME FOR SALE (HEREAFTER, THE SELLER), OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN. AN "AGENT" MEANS ANY DEALER OR SALESPERSON LICENSED PURSUANT TO PART 2 (COMMENCING WITH SECTION 18000) OF THE HEALTH AND SAFETY CODE, OR A REAL ESTATE BROKER OR SALESPERSON LICENSED PURSUANT TO DIVISION 4 (COMMENCING WITH SECTION 10000) OF DIVISION 13 OF THE BUSINESS AND PROFESSIONS CODE.

I.
COORDINATION WITH OTHER DISCLOSURE & INFORMATION

This Manufactured Home and Mobilehome Transfer Disclosure Statement is made pursuant to Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of Division 2 of the Civil Code. Other statutes require disclosures, or other information may be important to the prospective buyer, depending upon the details of the particular transaction (including, but not limited to, the condition of the park in which the manufactured home or mobilehome will be located; disclosures required or information provided by the Mobilehome Residency Law, Section 798 of the Civil Code et seq.; the mobilehome park rental agreement or lease; the mobilehome park rules and regulations; and park and lot inspection reports, if any, completed by the state or a local enforcement agency). Substituted Disclosures: The following disclosures have or will be made in connection with this transfer, and are intended to satisfy the disclosure obligations of this form, where the subject matter is the same:

☐ Home inspection reports completed pursuant to the contract of sale or receipt for deposit.
☐ Additional inspection reports ordisclosures: _____

II.
SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether, and on what terms, to purchase the subject Home. Seller hereby authorizes any agent(s), as defined in Section 18046 of the Health and Safety Code, representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Home.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY, AS DEFINED IN SECTION 18046 OF THE HEALTH AND SAFETY CODE. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND THE SELLER.

Seller_____is___is not occupying the Home.

A. The subject Home includes the items checked below which are being sold with the Home (read across)*:

___Range	___Oven	___Microwave
___Dishwasher	___Trash Compactor	___Garbage Disposal
___Burglar Alarm	___Carbon Monoxide Devices	___Fire Alarm
___TV Antenna	___Satellite Dish	___Intercom
___Central Heating	___Central Air Conditioning	___Wall/Window Air Cndtng
___Evaporative Cooler(s)	___Sump Pump	___Water Softener
___Porch Decking	___Porch Awning	___Gazebo
___Private Sauna	___Private Spa	___Spa Locking Safety Cover
___Private Hot Tub	___Hot Tub Locking Cover	___Gas/Spa Heater
___Solar/Spa Heater	___Gas Water Heater	___Solar Water Heater
___Electric Water Heater		___Bottled Propane
___Carport Awning		

___Automatic Garage Door Opnrs	___Attached Garage	___Detached Garage
___Window Secure Bars	___Bedroom Window Quick Release Mechanism	___Rain Gutters
___Earthquake Bracing System	___Washer/Dryer Hookups	

Exhaust Fan(s) in _____ 220 Volt Wiring in _____
Fireplaces(s) in _____ Gas Starter(s) _____
Roof(s) and type(s) _____ Roof age (Approximate) _____
Other _____

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the home. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code.

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? _____Yes_____No. If yes, then describe. (Attach additional sheets if necessary):

_____

_____

B. Are you (the Seller) aware of any significant defects/malfunctions in any of the following in connection with the Home?

_____Yes_____No. If yes, check appropriate space(s) below:

_____Interior Walls,_____Ceilings,_____Floors,_____Exterior Walls,_____Insulation,

_____Roof(s),_____Windows,_____Doors,_____Home Electrical Systems,_____Plumbing

_____Porch or Deck,_____Porch Steps & Railings,_____Other Steps & Railings,

_____Porch Awning,_____Carport Awning,_____Other Awnings,_____Skirting,

_____Home Foundation or Support System,____Other Structural Components (Describe:)

_____

_____)

If any of the above is checked, explain. (Attach additional sheets if necessary): _____

_____

_____

C. Are you (the Seller) aware of any of the following:

1. Substances, materials, or products which may be an environmental hazard, such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, or chemical storage tanks on the subject
2. Room additions, structural modifications, or other alterations or repairs made without necessary permits. _____Yes_____No
3. Room additions, structural modifications, or other alterations or repairs not in compliance with applicable codes. _____Yes_____No
4. Any settling from slippage, sliding or problems with leveling of the home or the foundation orsupport system. _____Yes_____No
5. Drainage or grading problems with the home, space or lot. _____Yes_____No
6. Damage to the home or accessory structures being sold with the home from fire, flood, earthquake, or landslides. _____Yes_____No
7. Any notices of abatement or citations against the home or accessory structures being sold with the home. _____Yes_____No
8. Any lawsuits by or against the seller threatening to or affecting the home or the accessory structuresbeing sold with the home, including any lawsuits alleging any defect or deficiency in the home or accessories sold with the home. _____Yes_No
9. Neighborhood noise problems or other nuisances. _____Yes_____No
10. Any encroachment, easement, nonconforming use of violation of setback requirements with the home, accessory structures being sold with the home, or space. _____Yes_____No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): _____

_____

_____

_____

D. 1. The Seller certifies that the home, as of the close of escrow, will be in compliance with Section 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.

2. The Seller certifies that the home, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller_____Date_____

Seller_____Date _____

III.

AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by and Agent in this transaction)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE HOME AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE HOME IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

☐ Agent notes no items for disclosure.

☐ Agent notes the following items:

_____

_____

_____

_____

Agent

Representing Seller_____By_____Date _____

(Please Print) (Signature)

IV.

AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Agent who has obtained the offer is other than the Agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE HOME, STATES THE FOLLOWING:

☐Agent notes no items for disclosure.
☐Agent notes the following items:

_____
_____
_____
_____

Agent
Representing Buyer_____By_____Date _____
(Please Print) (Signature)

V.

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE HOME AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THE BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller_____Date_____Buyer_____Date_____
Seller_____Date_____Buyer_____Date_____
Agent
Representing Seller_____By_____Date _____
(Please Print) (Signature)
Agent
Representing Buyer_____By_____Date _____
(Please Print) (Signature)

VI.

SECTION 1102.3a OF THE CIVIL CODE PROVIDES A PROSPECTIVE BUYER WITH THE RIGHT TO RESCIND THE PURCHASE OF THE MANUFACTURED HOME OR MOBILEHOME FOR AT LEAST THREE DAYS AFTER DELIVERY OF THIS DISCLOSURE, IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A MANUFACTURED HOME OR MOBILEHOME DEALER OR A REAL ESTATE BROKER IS QUALIFIED TO PROVIDE ADVICE ON THE SALE OF A MANUFACTURED HOME OR MOBILEHOME. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

(Amended by Stats. 2012, Chap. 181 (SB 806, Torres), eff. 1/1/2014)

CIVIL CODE §1102.6e. NOTICE OF TRANSFER FEE

If a property being transferred on or after January 1, 2008, is subject to a transfer fee, as defined in Section 1098, the transferor shall provide, at the same time as the transfer disclosure statement required pursuant to Section 1102.6 is provided, an additional disclosure statement containing all of the following:

(a) Notice that payment of a transfer fee is required upon transfer of the property.
(b) The amount of the fee required for the asking price of the real property and a description of how the fee is calculated.
(c) Notice that the final amount of the fee may be different if the fee is based upon a percentage of the final sale price.
(d) The entity to which funds from the fee will be paid.
(e) The purposes for which funds from the fee will be used.
(f) The date or circumstances under which the obligation to pay the transfer fee expires, if any.

(Added by Stats. 2007, Chap. 980 (AB 980, C. Calderon), eff. 1/1/2008)

CIVIL CODE §1102.9 DISCLOSURE AMENDMENTS

Any disclosure made pursuant to this article may be amended in writing by the transferor or his or her agent, but the amendment shall be subject to Section 1102.3 or 1102.3a.

(Amended by Stats. 1999, Chap. 517 (SB 534, Dunn), eff. 1/1/2000)

DISCLOSURE OF NATURAL HAZARDS UPON TRANSFER OF RESIDENTIAL PROPERTY

CIVIL CODE §1103 APPLICATION OF DISCLOSURE

(a) Except as provided in Section 1103.1, this article applies to any transfer by sale, exchange, installment land sale contract, as defined in Section 2985, lease with an option to purchase, any other option to purchase, or ground lease coupled with improvements, of any real property described in subdivision (c), or residential stock cooperative, improved with or consisting of not less than one nor more than four dwelling units.
(b) Except as provided in Section 1103.1, this article shall apply to a resale transaction entered into on or after January 1, 2000, for a manufactured home, as defined in Section 18007 of the Health and Safety Code, that is classified as personal property intended for use as a residence, or a mobilehome, as defined in Section 18008 of the Health and Safety Code, that is classified as personal property intended for use as a residence, if the real property on which the manufactured home or mobilehome is located is real property described in subdivision (c).
(c) This article shall apply to the transactions described in subdivisions (a) and (b) only if the transferor or his or her agent are required by one or more of the following to disclose the property's location within a hazard zone:
    (1) A person who is acting as an agent for a transferor of real property that is located within a special flood hazard area (any type Zone ''A'' or ''V'') designated by the Federal Emergency Management Agency, or the transferor if he or she is acting without an agent, shall disclose to any prospective transferee the fact that the property is located within a special flood hazard area if either:
        (A) The transferor, or the transferor's agent, has actual knowledge that the property is within a special flood hazard area.
        (B) The local jurisdiction has compiled a list, by parcel, of properties that are within the special flood hazard area and a notice has been posted at the offices of the county recorder, county assessor, and county planning agency that identifies the location of the parcel list.
    (2) A person who is acting as an agent for a transferor of real property that is located within an area of potential flooding, designated pursuant to Section 8589.5 of the Government Code, or the transferor if he or she is acting without an agent, shall disclose to any prospective transferee the fact that the property is located within an area of potential flooding if either:
        (A) The transferor, or the transferor's agent, has actual knowledge that the property is within an inundation area.
        (B) The local jurisdiction has compiled a list, by parcel, of properties that are within the inundation area and a notice has posted at the offices of the county recorder, county assessor, and county planning agency that identifies the location of the parcel list.
    (3) A transferor of real property that is located within a very high fire hazard severity zone, designated pursuant to Section 51178 of the Government Code, shall disclose to any prospective transferee the fact that the property is located within a very high fire hazard severity zone and is subject to the requirements of Section 51182 of the Government Code if either:
        (A) The transferor, or the transferor's agent, has actual knowledge that the property is within a very high fire hazard severity zone.

(B) A map that includes the property has been provided to the local agency pursuant to Section 51178 of the Government Code and a notice has been posted at the offices of the county recorder, county assessor, and county planning agency that identifies the location of the map and any information regarding changes to the map received by the local agency.

(4) A person who is acting as an agent for a transferor of real property that is located within an earthquake fault zone, designated pursuant to Section 2622 of the Public Resources Code, or the transferor if he or she is acting without an agent, shall disclose to any prospective transferee the fact that the property is located within a delineated earthquake fault zone if either:

(A) The transferor, or the transferor's agent, has actual knowledge that the property is within a delineated earthquake fault zone.

(B) A map that includes the property has been provided to the city or county pursuant to Section 2622 of the Public Resources Code and a notice has been posted at the offices of the county recorder, county assessor, and county planning agency that identifies the location of the map and any information regarding changes to the map received by the county.

(5) A person who is acting as an agent for a transferor of real property that is located within a seismic hazard zone, designated pursuant to Section 2696 of the Public Resources Code, or the transferor if he or she is acting without an agent, shall disclose to any prospective transferee the fact that the property is located within a seismic hazard zone if either:

(A) The transferor, or the transferor's agent, has actual knowledge that the property is within a seismic hazard zone.

(B) A map that includes the property has been provided to the city or county pursuant to Section 2696 of the Public Resources Code and a notice has been posted at the offices of the county recorder, county assessor, and county planning agency that identifies the location of the map and any information regarding changes to the map received by the county.

(6) A transferor of real property that is located within a state responsibility area determined by the board, pursuant to Section 4125 of the Public Resources Code, shall disclose to any prospective transferee the fact that the property is located within a wildland area that may contain substantial forest fire risks and hazards and is subject to the requirements of Section 4291 if either:

(A) The transferor, or the transferor's agent, has actual knowledge that the property is within a wildland fire zone.

(B) A map that includes the property has been provided to the city or county pursuant to Section 4125 of the Public Resources Code and a notice has been posted at the offices of the county recorder, county assessor, and county planning agency that identifies the location of the map and any information regarding changes to the map received by the county.

(d) Any waiver of the requirements of this article is void as against public policy.

(Added by Stats. 2004, Chap. 183 (AB 3082, Committee on Judiciary), eff. 1/1/2005)

CIVIL CODE §1103.1 EXCLUSIONS

(a) This article does not apply to the following transfers:

(1) Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in administration of an estate, transfers pursuant to a writ of execution, transfers by any foreclosure sale, transfers by a trustee in bankruptcy, transfers by eminent domain, and transfers resulting from a decree for specific performance.

(2) Transfers to a mortgagee by a mortgagor or successor in interest who is in default, transfers to a beneficiary of a deed of trust by a trustor or successor in interest who is in default, transfers by any foreclosure sale after default, transfers by any foreclosure sale after default in an obligation secured by a mortgage, transfers by a sale under a power of sale or any foreclosure sale under a decree of foreclosure after default in an obligation secured by a deed of trust or secured by any other instrument containing a power of sale, or transfers by a mortgagee or a beneficiary under a deed of trust who has acquired the real property at a sale conducted pursuant to a power of sale under a mortgage or deed of trust or a sale pursuant to a decree of foreclosure or has acquired the real property by a deed in lieu of foreclosure.

(3) Transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.

(4) Transfers from one co-owner to one or more other co-owners.

(5) Transfers made to a spouse, or to a person or persons in the lineal line of consanguinity of one or more of the transferors.

(6) Transfers between spouses resulting from a judgment of dissolution of marriage or of legal separation of the parties or from a property settlement agreement incidental to that judgment.
(7) Transfers by the Controller in the course of administering Chapter 7 (commencing with Section 1500) of Title 10 of Part 3 of the Code of Civil Procedure.
(8) Transfers under Chapter 7 (commencing with Section 3691) or Chapter 8 (commencing with Section 3771) of Part 6 of Division 1 of the Revenue and Taxation Code.
(9) Transfers or exchanges to or from any governmental entity.

(b) Transfers not subject to this article may be subject to other disclosure requirements, including those under Sections 8589.3, 8589.4, and 51183.5 of the Government Code and Sections 2621.9, 2694, and 4136 of the Public Resources Code. In transfers not subject to this article, agents may make required disclosures in a separate writing.

(Added by Stats. 1999, Chap. 876 (AB 248, Torlakson), eff. 1/1/2000)

CIVIL CODE §1103.2 NATURAL HAZARD DISCLOSURE FORM

(a) The disclosures required by this article are set forth in, and shall be made on a copy of, the following Natural Hazard Disclosure Statement:

NATURAL HAZARD DISCLOSURE STATEMENT

This statement applies to the following property: _____

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the transferee and the transferor.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone ''A'' or ''V'') designated by the Federal Emergency Management Agency. Yes_____No_____

Do not know and information not available from local jurisdiction_____

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code. Yes_____No_____

Do not know and information not available from local jurisdiction_____

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes_____No_____

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code. Yes_____No_____

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.

Yes_____No_____

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.

Yes (Landslide Zone) ____ Yes (Liquefaction Zone) ____ No Map not yet released by State_____

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER.

THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Transferor(s)_____ Date_____
Signature of Transferor(s)_____ Date_____

Agent(s)_____Date_____
Agent(s)_____Date_____
Check only one of the following:
☐ Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).
☐ Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:
Third-Party
Disclosure Provider(s)_____ Date _____
Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.
Signature of Transferee(s)_____Date_____
Signature of Transferee(s)_____Date_____

(b) If an earthquake fault zone, seismic hazard zone, very high fire hazard severity zone, or wildland fire area map or accompanying information is not of sufficient accuracy or scale that a reasonable person can determine if the subject real property is included in a natural hazard area, the transferor or transferor's agent shall mark ''Yes'' on the Natural Hazard Disclosure Statement. The transferor or transferor's agent may mark ''No'' on the Natural Hazard Disclosure Statement if he or she attaches a report prepared pursuant to subdivision (c) of Section 1103.4 that verifies the property is not in the hazard zone. Nothing in this subdivision is intended to limit or abridge any existing duty ofthe transferor or the transferor's agents to exercise reasonable care in making a determination under this subdivision.

(c) If the Federal Emergency Management Agency has issued a Letter of Map Revision confirming that a property is no longer within a special flood hazard area, then the transferor or transferor's agent may mark ''No'' on the Natural Hazard Disclosure Statement, even if the map has not yet been updated. The transferor or transferor's agent shall attach a copy of the Letter of Map Revision to the disclosure statement.

(d) If the Federal Emergency Management Agency has issued a Letter of Map Revision confirming that a property is within a special flood hazard area and the location of the letter has been posted pursuant to subdivision (g) of Section 8589.3 of the Government Code, then the transferor or transferor's agent shall mark ''Yes'' on the Natural Hazard Disclosure Statement, even if the map has not yet been updated. The transferor or transferor's agent shall attach a copy of the Letter of Map Revision to the disclosure Statement.

(e) The disclosure required pursuant to this article may be provided by the transferor and the transferor's agent in the Local Option Real Estate Disclosure Statement described in Section 1102.6a, provided that the Local Option Real Estate Disclosure Statement includes substantially the same information and substantially the same warnings that are required by this section.

(f) (1) The legal effect of a consultant's report delivered to satisfy the exemption provided by Section 1103.4 is not changed when it is accompanied by a Natural Hazard Disclosure Statement.
(2) A consultant's report shall always be accompanied by a completed and signed Natural Hazard Disclosure Statement.
(3) In a disclosure statement required by this section, an agent and third-party provider may cause his or her name to be preprinted in lieu of an original signature in the portions of the form reserved for signatures. The use of a preprinted name shall not change the legal effect of the acknowledgment.

(g) The disclosure required by this article is only a disclosure between the transferor, the transferor's agents, and the transferee, and shall not be used by any other party, including, but not limited to. insurance companies, lenders, or governmental agencies, for any purpose.

(h) In any transaction in which a transferor has accepted, prior to June 1, 1998, an offer to purchase, the transferor, or his or her agent, shall be deemed to have complied with the requirement of subdivision (a) if the transferor or agent delivers to the prospective transferee a statement that includes substantially the same information and warning as the Natural Hazard Disclosure Statement.

(Amended by Stats. 2004, Chap. 66 (AB 920, Nakano), eff. 1/1/2005)

CIVIL CODE §1103.3 DELIVERY TO BUYER

(a) The transferor of any real property subject to this article shall deliver to the prospective transferee the written statement required by this article, as follows:
  (1) In the case of a sale, as soon as practicable before transfer of title.
  (2) In the case of transfer by a real property sales contract, as defined in Section 2985, or by a lease together with an option to purchase, or a ground lease coupled with improvements, as soon as practicable before execution of the contract. For the purpose of this subdivision, ‘‘execution’’ means the making or acceptance of an offer.

(b) The transferor shall indicate compliance with this article either on the receipt for deposit, the real property sales contract, the lease, any addendum attached thereto, or on a separate document.

(c) If any disclosure, or any material amendment of any disclosure, required to be made pursuant to this article is delivered after the execution of an offer to purchase, the transferee shall have three days after delivery in person or five days after delivery by deposit in the mail to terminate his or her offer by delivery of a written notice of termination to the transferor or the transferor’s agent.

(Added by Stats. 1999, Chap. 876 (AB 248, Torlakson), eff. 1/1/2000)

CIVIL CODE §1103.4 LIABILITY FOR ERRORS

(a) Neither the transferor nor any listing or selling agent shall be liable for any error, inaccuracy, or omission of any information delivered pursuant to this article if the error, inaccuracy, or omission was not within the personal knowledge of the transferor or the listing or selling agent, and was based on information timely provided by public agencies or by other persons providing information as specified in subdivision (c) that is required to be disclosed pursuant to this article, and ordinary care was exercised in obtaining and transmitting the information.

(b) The delivery of any information required to be disclosed by this article to a prospective transferee by a public agency or other person providing information required to be disclosed pursuant to this article shall be deemed to comply with the requirements of this article and shall relieve the transferor or any listing or selling agent of any further duty under this article with respect to that item of information.

(c) The delivery of a report or opinion prepared by a licensed engineer, land surveyor, geologist, or expert in natural hazard discovery dealing with matters within the scope of the professional’s license or expertise shall be sufficient compliance for application of the exemption provided by subdivision (a) if the information is provided to the prospective transferee pursuant to a request therefor, whether written or oral. In responding to that request, an expert may indicate, in writing, an understanding that the information provided will be used in fulfilling the requirements of Section 1103.2 and, if so, shall indicate the required disclosures, or parts thereof, to which the information being furnished is applicable. Where that statement is furnished, the expert shall not be responsible for any items of information, or parts thereof, other than those expressly set forth in the statement.
  (1) In responding to the request, the expert shall determine whether the property is within an airport influence area as defined in subdivision (b) of Section 11010 of the Business and Professions Code. If the property is within an airport influence area, the report shall contain the following statement:

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

  (2) In responding to the request, the expert shall determine whether the property is within the jurisdiction of the San Francisco Bay Conservation and Development Commission, as defined in Section 66620 of the Government Code. If the property is within the commission's jurisdiction, the report shall contain the following notice:

NOTICE OF SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION JURISDICTION

This property is located within the jurisdiction of the San Francisco Bay Conservation and Development Commission. Use and development of property within the commission's jurisdiction may be subject to special regulations, restrictions, and permit requirements. You may wish to investigate and determine whether they are acceptable to you and your intended use of the property before you complete your transaction.

  (3) In responding to the request, the expert shall determine whether the property is presently located within one mile of a parcel of real property designated as "Prime Farmland," "Farmland of Statewide Importance," "Unique Farmland," "Farmland of Local Importance," or "Grazing Land" on the most current "Important Farmland Map" issued by the California Department of Conservation, Division of Land Resource Protection, utilizing solely the county-level GIS map data, if any, available on the Farmland Mapping and Monitoring Program website. If the

residential property is within one mile of a designated farmland area, the report shall contain the following notice:

NOTICE OF RIGHT TO FARM

This property is located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

(4) In responding to the request, the expert shall determine, utilizing map coordinate data made available by the Office of Mine Reclamation, whether the property is presently located within one mile of a mine operation for which map coordinate data has been reported to the director pursuant to Section 2207 of the Public Resources Code. If the expert determines, from the available map coordinate data, that the residential property is located within one mile of a mine operation, the report shall contain the following notice:

NOTICE OF MINING OPERATIONS

This property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code. Accordingly, the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

(Amended by Stats. 2011, Chap. 253 (SB 110, Rubio), eff. 1/1/2013)

CIVIL CODE §1103.5 RELIEF FROM DUTY TO DISCLOSE

(a) After a transferor and his or her agent comply with Section 1103.2, they shall be relieved of further duty under this article with respect to those items of information. The transferor and his or her agent shall not be required to provide notice to the transferee if the information provided subsequently becomes inaccurate as a result of any governmental action, map revision, changed information, or other act or occurrence, unless the transferor or agent has actual knowledge that the information has become inaccurate.

(b) If information disclosed in accordance with this article is subsequently rendered inaccurate as a result of any governmental action, map revision, changed information, or other act or occurrence subsequent to the delivery of the required disclosures, the inaccuracy resulting therefrom does not constitute a violation of this article.

(Added by Stats. 1999, Chap. 876 (AB 248, Torlakson), eff. 1/1/2000)

CIVIL CODE §1103.7 GOOD FAITH

Each disclosure required by this article and each act that may be performed in making the disclosure shall be made in good faith. For purposes of this article, ‘‘good faith’’ means honesty in fact in the conduct of the transaction.

(Added by Stats. 1999, Chap. 876 (AB 248, Torlakson), eff. 1/1/2000)

CIVIL CODE §1103.8 OTHER DISCLOSURES

(a) The specification of items for disclosure in this article does not limit or abridge any obligation for disclosure created by any other provision of law or that may exist in order to avoid fraud, misrepresentation, or deceit in the transfer transaction. The legislature does not intend to affect the existing obligations of the parties to a real estate contract, or their agents, to disclose any fact materially affecting the value and desirability of the property, including, but not limited to, the physical condition of the property and previously received reports of physical inspection noted on the disclosure form provided pursuant to Section 1102.6 or 1102.6a.

(b) Nothing in this article shall be construed to change the duty of a real estate broker or salesperson pursuant to Section 2079.

(Added by Stats. 1999, Chap. 876 (AB 248, Torlakson), eff. 1/1/2000)

CIVIL CODE §1103.9 AMENDMENTS TO DISCLOSURE

Any disclosure made pursuant to this article may be amended in writing by the transferor or his or her agent, but the amendment shall be subject to Section 1103.3.

(Added by Stats. 1999, Chap. 876 (AB 248, Torlakson), eff. 1/1/2000)

CIVIL CODE §1103.10 PERSONAL DELIVERY OR MAIL

Delivery of disclosures required by this article shall be by personal delivery to the transferee or by mail to the prospective transferee. For the purposes of this article, delivery to the spouse of a transferee shall be deemed delivery to the transferee, unless provided otherwise by contract.

(Added by Stats. 1999, Chap. 876 (AB 248, Torlakson), eff. 1/1/2000)

CIVIL CODE §1103.11 THOSE WHO ARE NOT AGENTS

Any person or entity, other than a real estate licensee licensed pursuant to Part 1 (commencing with Section 10000) of Division 4 of the Business and Professions Code, acting in the capacity of an escrow agent for the transfer of real property subject to this article shall not be deemed the agent of the transferor or transferee for purposes of the disclosure requirements of this article, unless the person or entity is empowered to so act by an express written agreement to that effect. The extent of that agency shall be governed by the written agreement.

(Added by Stats. 1999, Chap. 876 (AB 248, Torlakson), eff. 1/1/2000)

CIVIL CODE §1103.12 AGENT'S RESPONSIBILITIES

(a) If more than one licensed real estate broker is acting as an agent in a transaction subject to this article, the broker who has obtained the offer made by the transferee shall, except as otherwise provided in this article, deliver the disclosure required by this article to the transferee, unless the transferor has given other written instructions for delivery.

(b) If a licensed real estate broker responsible for delivering the disclosures under this section cannot obtain the disclosure document required and does not have written assurance from the transferee that the disclosure has been received, the broker shall advise the transferee in writing of his or her rights to the disclosure. A licensed real estate broker responsible for delivering disclosures under this section shall maintain a record of the action taken to effect compliance in accordance with Section 10148 of the Business and Professions Code.

(Added by Stats. 1999, Chap. 876 (AB 248, Torlakson), eff. 1/1/2000)

CIVIL CODE §1103.13 NO TRANSACTION INVALIDATED

No transfer subject to this article shall be invalidated solely because of the failure of any person to comply with any provision of this article. However, any person who willfully or negligently violates or fails to perform any duty prescribed by any provision of this article shall be liable in the amount of actual damages suffered by a transferee.

(Added by Stats. 1999, Chap. 876 (AB 248, Torlakson), eff. 1/1/2000)

CIVIL CODE §1103.14 LISTING AGENT DEFINED

(a) As used in this article, ''listing agent'' means listing agent as defined in subdivision (f) of Section 1086.

(b) As used in this article, ''selling agent'' means selling agent as defined in subdivision (g) of Section 1086, exclusive of the requirement that the agent be a participant in a multiple listing service as defined in Section 1087.

(Added by Stats. 1999, Chap. 876 (AB 248, Torlakson), eff. 1/1/2000)

AGENTS' MOBILEHOME RESALE DISCLOSURE

HEALTH & SAFETY CODE §18025 AGENTS SUBJECT TO §18046

(a) Except as provided in subdivisions (b) and (c), it is unlawful for any person to sell, offer for sale, rent, or lease within this state, any manufactured home or any mobilehome, commercial coach, or special purpose commercial coach manufactured after September 1, 1958, containing structural, fire safety, plumbing, heat-producing, or electrical systems and equipment unless the systems and equipment meet the requirements of the department for those systems and that equipment and the installation of those systems and that equipment. The department may adopt rules and regulations that are reasonably consistent with recognized and accepted principles for structural, fire safety, plumbing, heat-producing, and electrical systems and equipment and installations, respectively, to protect the health and safety of the people of this state from dangers inherent in the use of substandard and unsafe structural, fire safety, plumbing, heat-producing, and electrical systems, equipment and installations.

(b) All manufactured homes and mobilehomes manufactured on or after June 15, 1976, shall comply with the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 etseq.).

(c) The sale of used manufactured homes and mobilehomes by an agent licensed pursuant to this part shall be subject to

Section 18046.

(Amended by Stats. 1999, Chap. (SB 534, Dunn), eff. 1/1/2000)

HEALTH & SAFETY CODE §18046 AGENT'S DUTY OF DISCLOSURE

(a) An ''agent'' for purposes of this section and Section 18025, means a dealer or salesperson licensed pursuant to this part, or a real estate broker or salesperson licensed pursuant to Division 4 (commencing with Section 10000) of the Business and Professions Code.

(b) A ''seller'' for the purposes of this section and Section 18025 means the lawful owner of the manufactured home or mobilehome offering the home for sale. For purposes of this section and Section 18025, the exemptions enumerated by Section 1102.2 of the Civil Code shall be applicable to the transfer of a manufactured home or mobilehome.

(c) The sale of used manufactured homes or mobilehomes by a real estate broker or salesperson licensed under Division 4 (commencing with Section 10000) of the Business and Professions Code shall be subject to Section 2079 of the Civil Code.

(d) It is the duty of a dealer or salesperson, licensed under this chapter, to a prospective buyer of a used manufactured home or mobilehome, subject to registration pursuant to this part, to conduct a reasonably competent and diligent visual inspection of the home offered for sale and to disclose to that prospective buyer all facts materially affecting the value or desirability of the home that an investigation would reveal, if that dealer or salesperson has a written contract with the seller to find or obtain a buyer or is a dealer or salesperson who acts in cooperation with others to find and obtain a buyer. Where a transfer disclosure statement is required pursuant to subdivision (b) of Section 1102 of the Civil Code, a dealer or salesperson shall discharge that duty by completing the agent's portion of the transfer disclosure statement that a seller prepares and delivers to a prospective buyer pursuant to subdivision (b) of Section 1102 of the Civil Code. If no transfer disclosure statement is required, but the transaction is not exempt under Section 1102.2 of the Civil Code, a dealer shall discharge that duty by completing and delivering to the prospective buyer an exact reproduction of Sections III, IV, and V of the transfer disclosure statement required pursuant to subdivision (b) of Section 1102 of the Civil Code.

(Amended by Stats. 1999, Chap. 517 (SB 534, Dunn), eff. 1/1/2000)

LOT LINES

HEALTH & SAFETY CODE §18610.5 MOBILEHOME AND SPECIAL OCCUPANCY PARK LOT LINES

(a) Park lot lines shall not be created, moved, shifted, or altered without a permit issued to the park owner or operator by the enforcement agency and the written authorization of the registered owner or owners of the mobilehome or manufactured home, if any, located on the lot or lots on which the lot line will be created, moved, shifted, or altered.

(b) No park lot line shall be created, moved, shifted, or altered, if the action will place the mobilehome owner, as defined by Section 18400.4, of a mobilehome or manufactured home located on a lot in violation of any separation or space requirements under this part or under any administrative regulation.

(c) The park owner or operator shall submit a written application for the lot line alteration permit to the enforcement agency. The application shall include a list of the names and addresses of the registered owners of mobilehomes or manufactured homes located on the lot or lots that would be altered by the proposed lot line change and the written authorization of the registered owners. The enforcement agency may require, as part of the application for the permit, that a mobilehome park owner or operator submit to the enforcement agency documents needed to demonstrate compliance with this section, including, but not limited to, a detailed plot plan showing the dimensions of each lot altered by the creation, movement, shifting, or alteration of the lot lines. If submission of a plot plan is required, the mobilehome park owner or operator shall provide a copy of the plot plan to the registered owners of mobilehomes or manufactured homes located on each lot that would be altered by the proposed lot line change and provide the enforcement agency, as part of the application, with proof of delivery by first-class postage prepaid of the copy of the plot plan to the affected registered owners.

(d) The department may adopt a fee, by regulation, payable by the applicant, for the permit authorized by this section.

(e) If the department is the enforcement agency and the application proposes to reduce or increase the total number of lots available for occupation, the applicant shall submit a copy of that application and any information required by subdivision (c) to the local planning agency of the jurisdiction where the park is located.

(Amended by Stats. 2003, Ch. 815, (SB 54, Dunn). Operative 7/1/2005)

OCCUPANCY PROHIBITIONS

HEALTH & SAFETY CODE §18550 UNLAWFUL OCCUPANCY

It is unlawful for any person to use or cause, or permit to be used for occupancy, any of the following manufactured homes or mobilehomes wherever the manufactured homes or mobilehomes are located, or recreational vehicles located in mobilehome parks:

(a) Any manufactured home, mobilehome, or recreational vehicle supplied with fuel, gas, water, electricity, or sewageconnections, unless the connections and installations conform to regulations of the department.

(b) Any manufactured home, mobilehome, or recreational vehicle that is permanently attached with underpinning or foundation to the ground, except for a manufactured home or mobilehome bearing a department insignia or federal label, that is installed in accordance with this part.

(c) Any manufactured home, mobilehome, or recreational vehicle in an unsafe or unsanitary condition.

(d) Any manufactured home, mobilehome, or recreational vehicle that is structurally unsound and does not protect its occupants against the elements.

(Amended by Stats. 2016, Ch. 396 (AB 587; Chau), eff. 1/1/2017.)

HEALTH & SAFETY CODE §18550.1 UNLAWFUL OCCUPANCY: HCD NOTICE

On and after January 1, 2021, it is unlawful for any person to use for occupancy any manufactured home or mobilehome, wherever the manufactured home or mobilehome is located, that does not conform to the registration requirements of the department, provided that the department has provided notice to the occupant of the registration requirements and any registration fees due.

(Added by Stats. 2019, Ch. 488 (AB 173; Chau), eff. 1/1/2020)

PARK EMERGENCY PREPAREDNESS AND PROCEDURES

HEALTH & SAFETY CODE §18603 EMERGENCY PREPAREDNESS PLANS

(a) In every park there shall be a person available by telephonic or like means, including telephones, cellular phones, telephone answering machines, answering services or pagers, or in person who shall be responsible for, and who shall reasonably respond in a timely manner to emergencies concerning, the operation and maintenance of the park. In every park with 50 or more units, that person or their designee shall reside in the park, have knowledge of emergency procedures relative to utility systems and common facilities under the ownership and control of the owner of the park, and shall be familiar with the emergency preparedness plans for the park.

(b) (1) On or before September 1, 2010, an owner or operator of an existing park shall adopt an emergency preparedness plan.

(2) For a park constructed after September 1, 2010, an owner or operator of a park shall adopt a plan in accordance with this section prior to the issuance of the permit to operate.

(3) An owner or operator may comply with paragraph (1) by either of the following methods:

(A) Adopting the emergency procedures and plans approved by the Standardized Emergency Management System Advisory Board on November 21, 1997, entitled “Emergency Plans for Mobilehome Parks,” and compiled by the California Emergency Management Agency in compliance with the Governor’s Executive Order W-156-97, or any subsequent version.

(B) Adopting a plan that is developed by the park management and is comparable to the procedures and plans specified in subparagraph (A).

(c) In every park, an owner or operator of a park shall do both of the following:

(1) Post notice of the emergency preparedness plan in the park clubhouse or in another publicly accessible area within the mobilehome park.

(2) Provide notice annually to all existing residents of how to access the plan and information on individual emergency preparedness contained therein and how to obtain the plan in language other than English. This notice shall also be provided, upon approval of tenancy, to all new residents. This may be accomplished in a manner that includes, but is not limited to, distribution of materials and posting notice of the plan or informationon how to access the plan via the internet.

(d) An enforcement agency shall determine whether park management is in compliance with this section. The agency may ascertain compliance by receipt of a copy of the plan during site inspections conducted in response to complaints of alleged violations, or for any other reason.

(e) Notwithstanding any other provision of this part, a violation of this section shall constitute an unreasonable risk to life,

health, or safety and shall be corrected by park management within 60 days of notice of the violation.

(Amended by Stats. 2019, Ch. 299, (AB 338, Chu), eff. 1/1/2020)

POLLING PLACE

ELECTIONS CODE §12285 MOBILEHOME PARK AS POLLING PLACE

A mobilehome may be used as a polling place if the elections official determines that no other facilities are available for the convenient exercise of voting rights by mobilehome park residents and the mobilehome is designated as a polling place by the elections official pursuant to Section 12286. No rental agreement shall prohibit the use of a mobilehome for those purposes.

(Amended by Stats. 2000, Chap. 1081 (SB 1823, Committee on Elections and Reapportionment), eff. 1/1/2001)

REGISTRATION AND TITLE

HEALTH & SAFETY CODE §18080.4 REGISTRATION CARD IN EVERY MOBILEHOME

(a) Every registered owner, upon receipt of a registration card, shall maintain the card or a copy thereof with the manufactured home, mobilehome, commercial coach, truck camper, or floating home for which it is issued.

(b) This section does not apply when a registration card is necessarily removed from the manufactured home, mobilehome, commercial coach, truck camper, or floating home for the purpose of application for renewal, amendment, or transfer of registration.

(Amended by Stats. 1992, Ch. 686, Sec. 8. Effective January 1, 1993.)

HEALTH & SAFETY CODE §18092.7 TAX CLEARANCE CERTIFICATE

(a) Except as provided in subdivision (b) and Section 18116.1, the department shall withhold the registration or transfer of registration of any manufactured home, mobilehome, or floating home which is subject to local property taxation, other than a new manufactured home, mobilehome, or floating home for which application is being made for an original registration, until the applicant presents a tax clearance certificate or a conditional tax clearance certificate issued pursuant to Section 2189.8 or 5832 of the Revenue and Taxation Code by the tax collector of the county where the manufactured home, mobilehome, or floating home is located. Any conditional tax clearance certificate presentedshall indicate that the tax liability has been satisfied pursuant to paragraph (3) of subdivision (m) of Section 18035.

(b) In lieu of the tax clearance certificate or conditional tax clearance certificate required by subdivision (a), the department may accept a certification signed by the escrow officer under penalty of perjury that the tax collector of the county where the manufactured home is located has failed to respond to the written demand for a conditional tax clearance certificate as prescribed by subdivision (m) of Section 18035.

(Amended by Stats. 2016, Ch. 396 (AB 587; Chau), eff. 1/1/2017)

HEALTH & SAFETY CODE §18107 NOTICE OF TRANSFER AND RELEASE OF LIABILITY

(a) An owner shall not be liable for taxes or fees pursuant to Article 6 (commencing with Section 18114) that accrue after the date of compliance if the owner does both of the following:

(1) Properly endorses and delivers the certificate of title to the transferee as provided in this code.

(2) Delivers to the Department of Housing and Community Development or deposits in the United States mail, addressed to the department, the completed notice of sale or transfer form developed by the department.

(b) This section shall not be construed to impose any additional duties upon an owner who sells or transfers ownership of a manufactured home or mobilehome pursuant to any other law.

(c) For purposes of this section, an “owner” means an owner who is of record as a registered owner pursuant to this part, a legal owner as defined in Section 18005.8, or a junior lienholder as defined in Section 18005.3.

(Amended by Stats. 2017, Chap. 832 (SB 542, Leyva), eff. 1/1/2018)

HEALTH & SAFETY CODE §18108 RENEWALS AND REPLACEMENTS

(a) If any registration card or registration decal is stolen, lost, mutilated, or illegible, the registered owner of the manufactured home, mobilehome, commercial coach, truck camper, or floating home for which it was issued, as shown by the records of the department, shall immediately make application for, and may, upon the applicant furnishing information satisfactory to the department and paying the required fees, obtain a duplicate, substitute, or new registration under a new registration number, as determined by the department.

(Amended by Stats. 1985, Ch. 1467, eff. 10/2/1985

HEALTH & SAFETY CODE §18116.1 LIEN/UNPAID FEES

(a) Nonpayment of the fees and penalties provided for in Sections 18114, 18114.1, and 18115, and in subdivisions (a), (b), (c), and (d) of Section 18116 that are due on a mobilehome, manufactured home, commercial coach, truck camper, or floating home shall constitute a lien in favor of the State of California in the amount owing.

(b) Notwithstanding any other provision of law, the lien provided for in subdivision (a) shall include all fees and penalties due and unpaid beginning with the fees for original registration that became delinquent for 120 days or more and continue to accrue to include all fees and penalties that subsequently become due and remain unpaid.

(c) Until the amount of a lien provided for in subdivision (a) or (b) is paid to the department, the department shall not do either of the following:

(1) Amend the permanent title record of the manufactured home, mobilehome, commercial coach, truck camper, or floating home which is the subject of the lien for the purpose of transferring any ownership interest or transferring or creating any security interest in the manufactured home, mobilehome, commercial coach, truck camper, or floating home.

(2) Issue any duplicate, substitute, or new certificate of title, registration card, or copy of a registration card with respect to the manufactured home, mobilehome, commercial coach, truck camper, or floating home which isthe subject of the lien.

(d) (1) When application is made to the department for registration or transfer of registration of a manufactured home or mobilehome, and the applicant is not currently the registered owner, pursuant to the Register Your Mobilehome Program operated by the department in accordance with this subdivision, with respect to all charges assessed by the department prior to the date the title or interest in the manufactured home or mobilehome was transferred to the applicant, the department shall release any lien imposed pursuant to this chapter and waive all outstanding charges assessed by the department, if all of the following requirements are met:

(A) The applicant provides documentation demonstrating to the satisfaction of the department ownership and the date of acquisition of ownership interest pursuant to Section 18100.5 or 18102.5.

(B) The applicant, or previous owner, did not take ownership interest on or after January 1, 2017, pursuant to a warehouseman's lien.

(C) The application is made prior to December 31, 2020.

(D) The applicant pays any charges assessed by the department during the period between the time the applicant took ownership interest or December 31, 2015, whichever is later, and the time the applicant applies for relief pursuant to this subdivision.

(E) The applicant has not previously filed for relief pursuant to this subdivision.

(F) Any lien pursuant to Section 16182 of the Government Code has been satisfied.

(2) If the applicant meets the requirements of paragraph (1) and the other requirements of this chapter not related to nonpayment or late payment of the department's charges, fees, and penalties related to registration and titling, the department shall waive the outstanding charges, fees, or penalties identified in paragraph (1), amend the title record, and issue a duplicate, substitute, or new certificate of title, registration card, or copy of a registration card with respect to the manufactured home or mobilehome, in conformance with this chapter.

(3) For purposes of any amounts owing pursuant to this subdivision, the department may establish a long term payment program of up to five years. The department may provide that any amounts owing under the payment program shall constitute a lien in favor of the State of California in the amount owing and shall be paid in full if the manufactured home or mobilehome is subsequently transferred. Failure to make the payments required by the plan is a violation of this chapter for which the department may suspend, revoke, or cancel the certificate of title pursuant to Section 18122.

(4) (A) If the manufactured home or mobilehome for which an application has been submitted and approved pursuant to this subdivision and the other requirements of this chapter not related to nonpayment or late payment of the department's charges, fees, and penalties related to registration and titling, is subject to local property taxation, the department shall issue a conditional transfer of title.

(B) Upon presentation of a completed tax liability certificate as provided in subdivision (f) of Section 5832 of the Revenue and Taxation Code, if the applicant meets all of the requirements of this section and the other requirements of this chapter not related to nonpayment or late payment of the department's charges, fees, and penalties related to registration and titling, and the requirements of paragraph (2) are met, the department shall amend the title record and issue a duplicate, substitute, or new certificate of title.

(C) On or before July 1, 2021, the department shall publish an analysis of manufactured home and mobilehome registration that came into compliance through the Register Your Mobilehome Program pursuant to subdivision (d). The analysis shall include whether each unit is subject to an in-lieu tax or to local property taxation, and the number of units for which a waiver of taxes assessed by the department prior to the transfer of title of the manufactured home or mobilehome was requester.

(Amended by Stats. 2019, Ch. 488 (AB 173; Chau), eff. 1/1/2020)

HEALTH & SAFETY CODE §18122.5 PENALTIES

It is unlawful for any person to fail or neglect properly to endorse, date, and deliver the certificate of title and, when having possession, to fail to deliver the registration card to a transferee who is lawfully entitled to a transfer of registration. Except when the certificate of title is demanded in writing by a purchaser, a manufactured home, mobilehome, or commercial coach dealer licensed, as provided by this part, shall satisfy the delivery requirement of this section by submitting appropriate documents and fees to the department for transfer of registration in accordance with this part and rules and regulations promulgated thereunder.

(Amended by Stats. 1983, Ch. 1076, § 90)

VEHICLE CODE §5903 ABANDONMENT AND SALE: NOTICE AND APPLICATION

When the department receives a copy of the judgment of abandonment and evidence of sale as specified in Section 798.61 of the Civil Code, the department shall transfer the registration of the trailer coach or recreational vehicle which has been deemed abandoned pursuant to that section, or reregister the trailer coach or vehicle under a new registration number, and issue a new certificate of ownership and registration card to the person or persons presenting the copy of the judgment of abandonment and evidence of sale to the department.

(Added by Stats. 1991, Ch. 564, § 2)

TRAFFIC

VEHICLE CODE §21107.9 SPEED ENFORCEMENT AGREEMENTS

(a) Any city or county, or city and county, may, by ordinance or resolution, find and declare that there are privately owned and maintained roads within a mobilehome park, as defined in Section 18214 of the Health and Safety Code, or within a manufactured housing community, as defined in Section 18801 of the Health and Safety Code, within the city or county, or city and county, that are generally not held open for use by the public for vehicular travel. Upon enactment of the ordinance or resolution, the provisions of this code shall apply to the privately owned and maintained roads within a mobilehome park or manufactured housing community if appropriate signs are erected at the entrance or entrances to the mobilehome park or manufactured housing community of the size, shape, and color as to be readily legible during daylight hours from a distance of 100 feet, to the effect that the roads within the park or community are subject to the provisions of this code. The city or county, or city and county, may impose reasonable conditions and may authorize the owners of the mobilehome park or manufactured housing community to erect traffic signs, markings, or devices which conform to the uniform standards and specifications adopted by the Department of Transportation.

(b) No ordinance or resolution shall be enacted unless there is first filed with the city or county a petition requested by the owner or owners of any privately owned and maintained roads within a mobilehome park or manufactured housing community, who are responsible for maintaining the roads.

(c) No ordinance or resolution shall be enacted without a public hearing thereon and 10 days' prior written notice to all owners of the roads within a mobilehome park or manufactured housing community proposed to be subject to the ordinance or resolution. At least seven days prior to the public hearing, the owner or manager of the mobilehome park or manufactured housing community shall post a written notice about the hearing in a conspicuous area in the park or community clubhouse, or if no clubhouse exists, in a conspicuous public place in the park or community.

(d) For purposes of this section, the prima facie speed limit on any road within a mobilehome park or manufactured housing community shall be 15 miles per hour. This section does not preclude a mobilehome park or manufactured housing community from requesting a higher or lower speed limit if an engineering and traffic survey has been conducted within the community supporting that request.

(e) The department is not required to provide patrol or enforce any provision of this code on any privately owned and maintained road within a mobilehome park or manufactured housing community, except those provisions applicable to private property other than by action under this section.

(Added by Stats. 2002, Chap. 284 (SB 1556, Dunn), eff. 1/1/2003)

THE RECREATIONAL VEHICLE PARK OCCUPANCY LAW

CHAPTER 2.6 OF THE CALIFORNIA CIVIL CODE

ARTICLE 1 – DEFINITIONS

799.20 TITLE OF CHAPTER

This chapter shall be known and may be cited as the Recreational Vehicle Park Occupancy Law.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.21 APPLICATION OF DEFINITIONS

Unless the provisions or context otherwise require, the following definitions shall govern the construction of this chapter.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.22 DEFINITION OF DEFAULTING OCCUPANT

"Defaulting occupant" means an occupant who fails to pay for his or her occupancy in a park or who fails to comply with reasonable written rules and regulations of the park given to the occupant upon registration.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.23 DEFINITION OF DEFAULTING RESIDENT

"Defaulting resident" means a resident who fails to pay for his or her occupancy in a park, fails to comply with reasonable written rules and regulations of the park given to the resident upon registration or during the term of his or her occupancy in the park, or who violates any of the provisions contained in Article 5 (commencing with Section 799.70).

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.24 DEFINITION OF DEFAULTING TENANT

"Defaulting tenant" means a tenant who fails to pay for his or her occupancy in a park or fails to comply with reasonable written rules and regulations of the park given to the person upon registration or during the term of his or her occupancy in the park.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.25 DEFINITION OF GUEST

"Guest" means a person who is lawfully occupying a recreational vehicle located in a park but who is not an occupant, tenant, or resident. An occupant, tenant, or resident shall be responsible for the actions of his or her guests.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.26 DEFINITION OF MANAGEMENT

"Management" means the owner of a recreational vehicle park or an agent or representative authorized to act on his or her behalf in connection with matters relating to the park.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.27 DEFINITION OF OCCUPANCY

"Occupancy" and "occupy' refer to the use of a recreational vehicle park lot by an occupant, tenant, or resident.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.28 DEFINITION OF OCCUPANT

"Occupant" means the owner or operator of a recreational vehicle who has occupied a lot in a park for 30 days or less.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.29 DEFINITION OF RV

"Recreational vehicle" has the same meaning as defined in Section 18010 of the Health and Safety Code.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.30 DEFINITION OF RV PARK

"Recreational vehicle park" or "park" has the same meaning as defined in Section 18862.39 of the Health and Safety Code.

(Amended by Stats. 2004, Chap. 530 (AB 196, (Leslie), eff. 1/1/2005)

799.31 DEFINITION OF RESIDENT

"Resident" means a tenant who has occupied a lot in a park for nine months or more.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.32 DEFINITION OF TENANT

"Tenant" means the owner or operator of a recreational vehicle who has occupied a lot in a park for more than 30 consecutive days.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

ARTICLE 2 - GENERAL PROVISIONS

799.40 CUMULATIVE RIGHTS

The rights created by this chapter shall be cumulative and in addition to any other legal rights the management of a park may have against a defaulting occupant, tenant, or resident, or that an occupant, tenant, or resident may have against the management of a park.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.41 NOT APPLICABLE TO MOBILEHOMES

Nothing in this chapter shall apply to a mobilehome as defined in Section 18008 of the Health and Safety Code or to a manufactured home as defined in Section 18007 of the Health and Safety Code.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.42 NO WAIVER OF RIGHTS

No occupant registration agreement or tenant rental agreement shall contain a provision by which the occupant or tenant waives his or her rights under the provisions of this chapter, and any waiver of these rights shall be deemed contrary to public policy and void.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.43 REGISTRATION AGREEMENT

The registration agreement between a park and an occupant thereof shall be in writing and shall contain, in addition to the provisions otherwise required by law to be included, the term of the occupancy and the rent therefor, the fees, if any, to be charged for services which will be provided by the park, and a statement of the grounds for which a defaulting occupant's recreational vehicle may be removed as specified in Section 799.22 without a judicial hearing after the service of a 72-hour notice pursuant to this chapter and the telephone number of the local traffic law enforcement agency.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.44 RULES AND REGULATIONS

At the time of registration, an occupant shall be given a copy of the rules and regulations of the park.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.45 RENTAL AGREEMENT OPTIONAL

The management may offer a rental agreement to an occupant of the park who intends to remain in the park for a period in excess of 30 consecutive days.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.46 SIGN REQUIREMENT/REASONS FOR RV REMOVAL

At the entry to a recreational vehicle park, or within the separate designated section for recreational vehicles within a mobilehome park, there shall be displayed in plain view on the property a sign indicating that the recreational vehicle may be removed from the premises for the reasons specified in Sections 799.22 and 1866 and containing the telephone number of the local traffic law enforcement agency. Nothing in this section shall prevent management from additionally displaying the sign in other locations within the park.

(Amended by Stats. 2004 (AB 1964 (Leslie), eff. 1/1/2005)

See Civil Code Sections 1866 and 1867 not included in the Recreational Vehicle Park Occupancy Law but affecting recreational vehicle and special occupancy parks.

ARTICLE 3 - DEFAULTING OCCUPANTS

799.55 72-HOUR NOTICE

Except as provided in subdivision (b) of Section 1866, as a prerequisite to the right of management to have a defaulting occupant's recreational vehicle removed from the lot which is the subject of the registration agreement between the park and the occupant pursuant to Section 799.57, the management shall serve a 72-hour written notice as prescribed in Section 799.56. A defaulting occupant may correct his or her payment deficiency within the 72-hour period during normal business hours.

(Amended by Stats. 2004, Chap. 530 (AB 1964, Leslie), eff. 1/1/2005)

799.56 SERVICE OF 72-HOUR NOTICE

(a) The 72-hour written notice shall be served by delivering a copy to the defaulting occupant personally or to a person of suitable age and discretion who is occupying the recreational vehicle located on the lot. In the latter event, a copy of the notice shall also be affixed in a conspicuous place on the recreational vehicle and shall be sent through the mail addressed to the occupant at the place where the property is located and, if available, any other address which the occupant has provided to management in the registration agreement. Delivery of the 72-hour notice to a defaulting occupant who is incapable of removing the occupant's recreational vehicle from the park because of a physical incapacity shall not be sufficient to satisfy the requirements of this section.

(b) In the event that the defaulting occupant is incapable of removing the occupant's recreational vehicle from the park because of a physical incapacity or because the recreational vehicle is not motorized and cannot be moved by the occupant's vehicle, the default shall be cured within 72 hours, but the date to quit shall be no less than seven days after service of the notice.

(c) The management shall also serve a copy of the notice to the city police if the park is located in a city, or, if the park is located in an unincorporated area, to the county sheriff.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.57 NOTICE OF RV REMOVAL

The written 72-hour notice shall state that if the defaulting occupant does not remove the recreational vehicle from the premises of the park within 72 hours after receipt of the notice, the management has authority pursuant to Section 799.58 to have the recreational vehicle removed from the lot to the nearest secured storage facility.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.58 RV REMOVAL/NOTICE TO SHERIFF

Subsequent to serving a copy of the notice specified in this article to the city police or county sheriff, whichever is appropriate, and after the expiration of 72 hours following service of the notice on the defaulting occupant, the police or sheriff, shall remove or cause to be removed any person in the recreational vehicle. The management may then remove or cause the removal of a defaulting occupant's recreational vehicle parked on the premises of the park to the nearest secured storage facility. The notice shall be void seven days after the date of service of the notice.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.59 REASONABLE CARE IN RV REMOVAL

When the management removes or causes the removal of a defaulting occupant's recreational vehicle, the management and the individual or entity that removes the recreational vehicle shall exercise reasonable and ordinary care in removing the recreational vehicle to the storage area.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

ARTICLE 4 - DEFAULTING TENANTS

799.65 FIVE DAYS TO PAY DUE RENT/THREE-DAY NOTICE TO VACATE

The management may terminate the tenancy of a defaulting tenant for nonpayment of rent, utilities, or reasonable incidental service charges, provided the amount due shall have been unpaid for a period of five days from its due date, and provided the tenant has been given a three-day written notice subsequent to that five-day period to pay the total amount due or to vacate the park. For purposes of this section, the five-day period does not include the date the payment is due.

The three-day notice shall be given to the tenant in the manner prescribed by Section 1162 of the Code of Civil Procedure. Any payment of the total charges due, prior to the expiration of the three-day period, shall cure any default of the tenant. In the event the tenant does not pay prior to the expiration of the three-day notice period, the tenant shall remain liable for all payments due up until the time the tenancy is vacated.

(Added by Stats. 1992 , Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.66 THIRTY DAYS' NOTICE OF TERMINATION

The management may terminate or refuse to renew the right of occupancy of a tenant for other than nonpayment of rent or other charges upon the giving of a written notice to the tenant in the manner prescribed by Section 1162 of the Code of Civil Procedure to remove the recreational vehicle from the park. The notice need not state the cause for termination but shall provide not less than 30 days' notice of termination of tenancy.

(Amended by Stats. 1994 Chap. 677 (SB 1349, Wyman), eff. 1/1/1995)

799.67 EVICTION PROCEDURES

Evictions pursuant to this article shall be subject to the requirements set forth in Chapter 4 (commencing with Section 1159) of Title 3 of Part 3 of the Code of Civil Procedure, except as otherwise provided in this article.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

ARTICLE 5 - DEFAULTING RESIDENTS

799.70 TERMINATION OF TENANCY/NOTICE

The management may terminate or refuse to renew the right of occupancy of a defaulting resident upon the giving of a written notice to the defaulting resident in the manner prescribed by Section 1162 of the Code of Civil Procedure to remove the recreational vehicle from the park. This notice shall provide not less than 60 days' notice of termination of the right of occupancy and shall specify one of the following reasons for the termination of the right of occupancy:

(a) Nonpayment of rent, utilities, or reasonable incidental service charges; provided, that the amount due has been unpaid for a period of five days from its due date, and provided that the resident shall be given a three-day written notice subsequent to that five-day period to pay the total amount due or to vacate the park. For purposes of this subdivision, the five-day period does not include the date the payment is due. The three-day notice shall be given to the resident in the manner prescribed by Section 1162 of the Code of Civil Procedure. The three-day notice may be given at the same time as the 60-day notice required for termination of the right of occupancy; provided, however, that any payment of the total charges due, prior to the expiration of the three-day period, shall cure any default of the resident. In the event the resident does not pay prior to the expiration of the three-day notice period, the resident shall remain liable for all payments due up until the time the tenancy is vacated.

(b) Failure of the resident to comply with a local ordinance or state law or regulation relating to the recreational vehicle park or recreational vehicles within a reasonable time after the resident or the management receives a notice of noncompliance from the appropriate governmental agency and the resident has been provided with a copy of that notice.

(c) Conduct by the resident or guest, upon the park premises, which constitutes a substantial annoyance to other occupants, tenants, or residents.

(d) Conviction of the resident of prostitution, or a felony controlled substance offense, if the act resulting in the conviction was committed anywhere on the premises of the park, including, but not limited to, within the resident's recreational vehicle.

However, the right of occupancy may not be terminated for the reason specified in this subdivision if the person convicted of the offense has permanently vacated, and does not subsequently reoccupy, the recreational vehicle.

(e) Failure of the resident or a guest to comply with a rule or regulation of the park which is part of the rental agreement or any amendment thereto.

No act or omission of the resident or guest shall constitute a failure to comply with a rule or regulation unless the resident has been notified in writing of the violation and has failed to correct the violation within seven days of the issuance of the written notification.

(f) Condemnation of the park.

(g) Change of use of the park or any portion thereof.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.71 EVICTION PROCEDURES

Evictions pursuant to this article shall be subject to the requirements set forth in Chapter 4 (commencing with Section 1159) of Title 3 of Part 3 of the Code of Civil Procedure, except as otherwise provided in this article.

(Added by AB 3074, Ch. 310 (1992), eff. 1/1/1993)

ARTICLE 6 - LIENS FOR RV'S AND ABANDONED POSSESSIONS

799.75 UPON DEFAULT/CIVIL CODE PROCEDURE

The management shall have a lien upon the recreational vehicle and the contents therein for the proper charges due from a defaulting occupant, tenant, or resident. Such a lien shall be identical to that authorized by Section 1861, and shall be enforced as provided by Sections 1861 to 1861.28, inclusive. Disposition of any possessions abandoned by an occupant, tenant, or resident at a park shall be performed pursuant to Chapter 5 (commencing with Section 1980) of Title 5 of Part 4 of Division 3.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

ARTICLE 7 - ACTIONS AND PROCEEDINGS

799.78 ATTORNEY'S FEES AND COSTS

In any action arising out of the provisions of this chapter, the prevailing party shall be entitled to reasonable attorney's fees and costs. A party shall be deemed a prevailing party for the purposes of this section if the judgment is rendered in his or her favor or where the litigation is dismissed in his or her favor prior to or during the trial, unless the parties otherwise agree in the settlement or compromise.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.79 $500 DAMAGES/WILLFUL VIOLATIONS BY MANAGEMENT

In the event that an occupant, tenant, or resident or a former occupant, tenant, or resident is the prevailing party in a civil action against the management to enforce his or her rights under this chapter, the occupant, tenant, or resident, in addition to damages afforded by law, may, in the discretion of the court, be awarded an amount not to exceed five hundred dollars ($500) for each willful violation of any provision of this chapter by the management.

(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

FREQUENTLY ASKED QUESTIONS

Compiled by the California State Senate Select Committee on Manufactured Home Communities

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#1 **Does state law regulate the amount of rent increases in mobilehome parks?**

No, state law does not regulate the amount of a rent increase in a mobilehome park. Rent stabilization is a "local control issue". The MRL does require a park to give residents a 90-day advance written notice of a rent increase (Civil Code §798.30). If residents are on a long-term lease, the lease will govern the percentage and frequency of rent increases, with increases not less than every 90 days as required by law. Prior to 2021, Civil Code 798.17 (a) (1) provided that, if residents sign a long-term lease of more than one year in length that lease is exempt from any local rent ordinance provisions. However, AB 2782, passed by the legislature in 2020, significantly amended the Civil Code 798.17 exemption. As of January 1, 2021, any long-term lease signed on or after February 13, 2020 is no longer exempt from local rent stabilization, and the rent regulations in the local ordinance will take precedence. In addition, all long-term leases signed prior to February 13, 2020 shall continue to be exempt from local rent stabilization, but only until they expire, or until January 1, 2025, whichever occurs first. (Note: Approximately 104 local jurisdictions (cities and counties) have some form of rent stabilization for mobilehome parks.)

Recap:

- State law does not regulate the amount of a rent increase. It is a local control issue.
- A 90-day advance written notice of rent increase is required.
- If resident is on a long-term lease, check the language in lease for frequency (not less than every 90 days) and percentage of increases.

#2 **Can the park charge separate "maintenance" or "pass-through" fees in addition to the rent?**

Yes, if the resident's signed lease or rental agreement provides for assessments or fees for maintenance, among other services. If not mentioned in the lease, a new fee would have to be for a service actually rendered, such as trash pick-up, and would require a 60-day advance written notice. (Civil Code §798.32(a)) If the resident signs a new lease or rental agreement that includes these fees, they are agreeing to pay the fees. State law does not require a notice requirement for an increase in an already existing fee. Local jurisdictions with mobilehome park rent control ordinances may regulate fees or pass-through costs which parks charge their residents. Some ordinances, for example, distinguish capital improvements from maintenance, allowing a pass-through fee of certain capital improvements (not including maintenance) amortized over a period of time.

Recap:

- A 60-day advance written notice is required for a new fee if it is not mentioned in the lease.
- Notice is not required for an increase in an existing fee.

#3 **A 90-day written notice of rent increase was delivered late. Is this notice legal?**

No. The MRL provides for residents to receive the 90-day written notice of a rent increase before the date of the increase. (Civil Code §798.30) Any notice required by the MRL shall either be delivered and received in-person or by U.S. mail, postage prepaid. (Civil Code §798.14) Actual receipt of the notice less than 90 days before the increase is not a 90-day notice.

Recap:

- A 90-day written advance notice must be received by residents 90 days before increase.
- The notice must be delivered in-person or by U.S. mail.

#4 **Can the park charge residents for back-rent that was miscalculated because of the manager's mistake?**

It depends on the situation. If the park rental agreement or lease stipulates the monthly rent for the term of the lease, and there is no provision in the lease for a contingency, such as an increase due to management error, then back-rent could not be charged. However, if residents have signed a rental agreement that provides that back-rent may be charged in the event of a management miscalculation or error, then the additional rent could be charged with a 90-day notice.

Recap:

- If not specified in lease or rental agreement, then collection of back-rent is not allowable.
- If back-rent is allowed under terms of lease or rental agreement, then a 90-day advance written noticeis required.

#5 **Can the park owner require a deposit or fee for use of the clubhouse by the homeowners association?**

No, however there are certain exceptions. The MRL provides that a park rental agreement or rule or regulation shall not deny a homeowner or resident the right to hold meetings for a lawful purpose in the clubhouse at reasonable times and in a reasonable manner, when the facility is not otherwise in use. (Civil Code §798.51(a)(1)) Homeowners or residents may not be charged a cleaning deposit or require liability insurance in order to use the

clubhouse for meetings relating to mobilehome living or for social or educational purposes and to which all homeowners are allowed to attend. (Civil Code §798.51(b)) However, the park may require a liability insurance binder when alcoholic beverages are served. (Civil Code §798.51(c)) If a homeowner reserves the clubhouse for aprivate function to which all park residents are not invited, the park could charge a fee or deposit.

Recap:

- No fee may be charged for homeowner functions.
- A liability insurance fee may be charged if alcohol is served.
- A fee may be charged for private parties.

#6 **Can the park charge first and last months' rent plus a 2-month security deposit?**

Normally, when a mobilehome owner is accepted for residency in a mobilehome park and signs a rental agreement, charging first month's rent and a 2-month security deposit are permitted. (Civil Code §798.39) After one full year of satisfactory residency (meaning all rent and fees have been paid during that time), the resident is entitled to request a refund of the 2-month security deposit, or may request a refund at the time he or she vacates the park and sells the home. (Civil Code §798.39(b))

Recap:

- A 2-month security deposit may be charged.
- A security deposit refund is allowed after one year if all rent and fees have been paid.

#7 **Can the resident refuse to pay the rent or deduct a certain amount from the rent if water in the park is cut off?**

No. Refusing to pay the rent or paying a reduced rent could lead to the residents' termination of tenancy unless residents are willing to chance an eviction and use the lack of water as a defense. Instead, residents should file an emergency complaint with the Department of Housing (HCD) or a local enforcement agency if the local agency has jurisdiction over the lack of water in the park. An inspector can then cite the park for failing to provide adequate water and require the park to furnish bottled water and alternative bathing facilities until the water problem is fixed. The MRL requires the park to maintain the common facilities (which include the utilities) in good working order and condition. (Civil Code §798.15(d))

Recap:

- Resident is not allowed to deduct rent in case of utility shut-off.
- If there is lack of water, alert the code enforcement agency.

#8 **Can the park evict a resident for not paying rent even though the park's Permit to Operate has been invalid for a year?**

If the Permit to Operate (PTO) is officially suspended by the state Department of Housing (HCD) the park cannot legally collect rent from residents until the permit is re-instated. Until the PTO is officially suspended by HCD however -- despite the fact that the PTO fee may not been paid to the state in a year -- residents who withhold rent from the park may be subject to a notice of termination of tenancy by the management.

Recap:

- If the mobilehome park's permit to operate (PTO) is officially suspended, then the park cannot legally collect rent.

#9 **Can the park charge the resident a late fee if they missed paying the rent and utility bill by one day?**

Late fees on rents, utility charges or other pass-through fees are not regulated by the MRL, however, California court cases regarding late fees generally have upheld residential leases with preset late penalties if they bear a reasonable relationship to the actual damages that could be anticipated or sustained by the landlord for late payment, such as administrative costs relating to accounting for and collecting the late payments. For example, a 3% charge for late payment of rent ($15 on a $500 rent bill) is probably going to be construed as reasonable. Whether $50 is reasonable depends on the outstanding amount of the late rent and utilities owed.

Recap:

- If the signed lease or rental agreement stipulates a late fee, then the resident must pay.

#10 **Why do residents have to pay taxes on their mobilehomes in addition to paying the park owner a fee for property taxes?**

Mobilehome owners, who are park residents, pay for the park's property taxes either through their rent or sometimes through separate pass-through fees for property taxes, or property tax increases, on the park property. Yet mobilehome owners may also be liable for an individual property tax to the county on their home and

accessory structures. Prior to July 1, 1980 most mobilehomes were taxed like vehicles by the state with a vehicle license fee (VLF) in lieu of local property taxes. However, the law was changed in 1979 to subject new mobilehomes and manufactured homes sold on or after July 1, 1980 to local property taxes instead of the VLF. Pre-July 1980 homes remain on the VLF unless the owner voluntarily switches the home to the local property tax system. Tax law does not allow the county assessor to base assessment of taxes on mobilehomes in parks on the value of the park land or space. Hence, the mobilehome owner's property tax is separate from the property tax on the park owner's land.

Recap:

- Resident pays the park's property tax pass-through fee. Resident may also have to pay county's tax assessment on their home and accessory structures.
- Before July 1, 1980, mobilehomes pay Vehicle License Fee.
- After July 1, 1980, new mobilehomes pay property taxes, separate from the tax assessment on park property.

#11 **How can a resident get their taxes reduced?**

Local property taxes are based on 1% of the assessed value (AV) of the property or home, plus any local bonded debt, such as school bonds. Under the California Constitution (Article VIIIA), the county assessor may increase the AV by 2% a year; however, when a home is sold and ownership is transferred, the assessor may re-assess the property (usually to the higher selling price or value). Therefore, homes that have been resold in a "good" real estate market have been reassessed at higher values, sometimes significantly higher, than those that have remained under the same ownership for years with the application of the annual 2% formula. Since the 2007 recession, many homes have decreased in value. Mobilehome owners, like owners of conventional homes, who feel their taxes are too high in the current market, may file an appeal with the county assessment appeals board to see if they can get their AV, and thus their taxes, reduced. The burden, however, is on the homeowner to produce evidence that his or her home is worth less than the assessor's valuation. This can be done by getting a private appraisal(s) and producing documents showing the reduced or selling prices of similar mobilehomes in the park or in similar parks in the community. Information on how to apply and the deadlines for applying may be obtained from the local county tax assessor's office.

Recap:

- File an appeal with the county tax assessor and be prepared to prove that the value of the mobilehome is worth less than the assessed value.

#12 **Must the park owner accept Section 8 vouchers?**

Section 8 is a federal program (Housing and Urban Development), and federal law does not require landlords to accept Section 8 rent vouchers. Landlords who accept Section 8 enter into agreements or contracts with the county that administers the program and must abide by the Section 8 terms for the period of the agreement, which is normally a set number of years. Because of Section 8 restrictions, some landlords have opted-out of Section 8 at the end of their agreements. The local county housing agency has information regarding availability of rent vouchers.

Recap:

- The park owner does not have to accept Section 8 rent vouchers.

#13 **Where can residents get help if they suspect they are being overcharged on utility bills?**

Most parks are "master-meter" operators that own, operate and maintain the electric, gas and water distribution system within the park and bill their residents with the monthly rent statement. Under the state Public Utilities Code, master-meter customers (parks) shall charge no more than the local serving utility would charge a resident, including passing through any low-income rebates or discounts, such as "CARE." Residents can call County Weights and Measures (W&M) to have them check the accuracy of their meters and assure they have been correctly calibrated. Some W&M offices are willing to look into billing complaints, such as failure to provide proper billings or post rates, but most only check the accuracy of the meters. The California Public Utilities Commission (CPUC) is required to take informal complaints (800-649-7570) from residents in master-meter parks. The CPUC often refers these complaints to the serving utility to work out with the park management. If a third party billing agent prepares the utility billings for the park, the management shall disclose the contact information of the billing agent on residents' billings. (Civil Code §798.40(b))

Recap:

- The resident must prove overcharges.
- CPUC is required to take informal complaints (800-649-7570).

- Contact information for the third party billing agent must be disclosed on the residents' utility billings.

#14 **Can the park start billing residents for utilities that were previously included in the rent?**

If the residents' rental agreement provides that sewer, water and garbage are included in the rent, the park management may elect to itemize or charge separately for these utilities. (Civil Code §798.41) In this case, the average monthly amount of the utility charges shall be deducted from the rent. If the rental agreement does not specifically indicate that utility charges are included in the rent, then the park owner could charge for them after complying with the 60-day written notice requirement. (Civil Code §798.32)

Recap:

- If the lease or rental agreement stipulates separate charges, then the resident must pay accordingly.
- If it is not stipulated in the lease or rental agreement, then the park must give a 60-day advance written notice of an itemized billing.

#15 **Do residents have to pay the cable TV service fee even if they don't use it? Also, can the park prohibit satellite dishes?**

The park can charge a fee for services actually rendered with a 60-day notice if it is not already provided for in the rental agreement. (Civil Code §§798.31, 798.32) If the resident has signed a long-term lease agreeing to pay the fee, they may be obligated to continue to pay it until the end of the term of the lease. A 1997 California appellate case, Greening v. Johnson, held that cable TV is not an essential utility and a park cannot charge a resident a fee for such a service not actually used by the resident. Moreover, the Telecommunication Act of 1996 provides that community rules and regulations or local ordinances cannot prohibit the installation of a dish antenna on one's home or property if it is not more than 39 inches in diameter and does not constitute a health and safety problem. Park rules can regulate placement or design of the antenna on the home if reasonable (e.g. rules don't preclude acceptable reception) but cannot ban satellite dishes outright.

Recap:

- If stipulated in the signed lease or rental agreement, resident must pay the fee.
- If not stipulated in the lease or rental agreement, then the park must provide a 60-day advance written noticeof a fee for service actually rendered.
- Cable TV is not an essential utility, therefore the park cannot charge a non-user.
- Satellite dishes are allowable, but with strict guidelines.

#16 **Some residents' water usage is down, but their water bill has increased. How do they find out if they are being overcharged?**

Contact the park management. If the park cannot help, call the County Sealer (Weights and Measures) and ask them to check the accuracy of the meter. Check for plumbing leaks under home or in fixtures. If none of these steps resolve the problem, the resident may wish to file a complaint with the California Public Utilities Commission (CPUC) about rate issues and overcharges but only if the park receives water from a water utility or supplier regulated by the CPUC. If water is CPUC-regulated, resident may only be charged a water rate that the regulated utility would be able to charge residents if they were served directly by the utility. This would include a usage rate and a customer service charge (for meter reading and service). However, the majority of parks are not served by regulated water utilities but by municipalities, water districts, utility districts, or even the park's own water well system, and are not regulated by the CPUC. One exception is that the CPUC may take complaints from residents of parks regarding service or rates charged by parks using their own water systems or underground wells. If the park is subject to local mobilehome park rent control, rent control authorities may be able to provide some relief depending upon how the rent ordinance is written or administered. Otherwise, the resident would have to complain to the appropriate governing board of the municipality, water or utility district actually furnishing water to the park.

Recap:

- In a park with metered water served by regulated water districts: check bill calculations, see manager, call county, or file a complaint with the CPUC.
- If it is a park without metered water and not served by a regulated water district: call the local water board.

#17 **Construction work is scheduled in the park that I manage. Do I have to contact the local utilities first?**

Instead of calling the local utilities, dial 811 and be connected to the appropriate regional notification center that will contact the subsurface installation operators. The subsurface installation operator will then mark the lines that

they own, operate or maintain within the area where you will be digging. (Government Code §4216.2)

#18 **Can the park manager force residents to sign a long-term lease, causing them to lose rent control protections?**

If the resident is currently a homeowner residing in the park, then they may reject a long-term lease and opt for a shorter-term lease. In the case of a prospective buyer of a home in the park who is not yet a resident, their right not to sign such a long lease is less clear. A rental agreement or lease with a term of more than 12 months is exempt from any rent control ordinance. (Civil Code §798.17) The resident may reject a long-term lease after reviewing it and opt for an annual or month-to-month rental agreement. (Civil Code §798.18) If the resident elects to have a rental agreement for 12 months or less, the rent charges and conditions shall be the same as those offered in the longer-term lease during the first 12 months (Civil Code §798.18). Not all long-term leases are bad for homeowners, and some may provide rent stability for years that month-to-month or annual tenancy does not, particularly in localities where rent control will probably never be enacted. (See also #20)

Recap:

- Current homeowners residing in the park have the option of signing a short-term lease agreement with charges and conditions that are the same as in a long-term lease.
- Buyers, or prospective residents, may not have the option to reject a long-term lease.
- Residents have 30 days to review and accept or reject a long-term lease.

#19 **Is the park required to provide a lease agreement in the language of the resident if the resident is non-English speaking?**

Not in most cases. Civil Code Sec. 1632 provides that a person engaged in a trade or business, who negotiates a contract or lease -- including a rental agreement covering a dwelling, apartment or mobilehome -- in Spanish, Chinese, Tagalog, Vietnamese, or Korean, shall provide the other party, if he or she requests it, with a written copy of the contract or agreement in that language prior to execution of the document. However, this provision does not apply to contracts or agreements negotiated with the use of an interpreter, or to month-to-month rental agreements. Additionally, most mobilehome parks do not "negotiate" their leases with homeowners or prospective homeowners, but rather offer the lease on a "take it or leave it" basis.

Recap:

- Most mobilehome lease contracts are not negotiated and therefore they do not have to be offered in languages other than in English.

#20 **Does a resident have to sign a long-term lease, or are there other options?**

Homeowners living in a park have the right to review the proposed long-term lease and to reject it within 30 days and opt instead for a 12-month lease agreement or month-to-month rental agreement. (Civil Code §798.17(b)) If a homeowner rejects a long term lease, then the park cannot increase the rent above the terms provided for in the rejected long-term lease, for a year after the rejection date. (Civil Code §§798.17(c), 798.18(b)) A homeowner living in the park is entitled to a 12-month agreement or month-to-month, if they ask for it. (Civil Code 798.18(a)). (See also Question #18)

Recap:

- The resident has 30 days to accept or reject a long-term lease.
- The resident has the option of a month-to-month or annual rental agreement.
- If the lease is rejected, no increase in rent is allowed, above the terms of the lease, for a year.

#21 **Can the park evict a resident for payment of late rent even though their rental history shows they eventually pay the full rent?**

Yes. The MRL (Civil Code 798.56(e)) gives homeowners five days after the due date to pay the monthly rent and a 3-day notice thereafter to pay the rent (in 3 days) or be subject to termination of tenancy in 60 days. If a homeowner pays the rent within the 3-day grace period, the 60-day termination of tenancy is voided. However, the homeowner can only pay the rent late three times in a 12-month period. If a homeowner is late a fourth time within any 12-month timeframe, the park can refuse to accept the late rent and proceed with eviction after 60 days. Civil Code Sec. 798.56(e)(1) has a specific boldface warning notice about this "three strikes" provision, which must be included in each 3-day notice given by the management to the homeowner.

Recap:

- The resident has five days from the due date to pay rent.
- If the rent is late, the park can give the resident a 3-day notice to pay or risk eviction in 60 days.
- The resident can be late only three times in a 12-month period.

#22 **Is the park allowed to issue an eviction notice to a resident and then refuse to talk about it and return their rent check?**

In a mobilehome park, a resident's tenancy can only be terminated for just cause, meaning they can only be evicted for the seven reasons specified in state code, including violation of a park rule or regulation. (Civil Code §§798.55, 798.56) The park management must give the resident a 60-day notice (Civil Code §798.55(b)(1)), but if the resident refuses to move after the 60-day period, the park management can take the resident to court in what is known as an unlawful detainer action. There the resident would have the opportunity to tell the judge their side of the story. If the resident is evicted, and depending upon the court's decision, the resident may be required to pay the management's attorney fees (Civil Code §798.55(d)), in addition to having to leave the park. Management is required to specify the rule broken and explain the details and give the resident seven days to correct the rule violation. (Civil Code §798.56(d)) If the resident violates the rule more than twice in a 12-month period, on the third violation, the management may proceed with termination whether or not the resident has cured the violation ("3 strikes"). (Civil Code §798.56(e)(5))

Recap:

- The park manager must specify which rule was broken and explain the details.
- The park must give the resident seven days to correct the rule violation.
- If the resident violates a rule more than twice in a 12-month period, the park may proceed with eviction whether or not the resident corrected the violation.

#23 **Can the park end a resident's tenancy by refusing to enter into a new rental agreement?**

No, not if the resident is a homeowner. Under the MRL, homeowners normally rent under a month-to-month or 12-month rental agreement or long-term lease of more than one year. When the term of the rental agreement is up, the management cannot elect to end the tenancy but must offer a 12-month or month-to-month agreement if requested by the homeowner. Residents who own their mobilehomes in the park cannot be evicted because their lease has expired -- only if they have not paid the rent, or have violated park rules or regulations. (Civil Code §798.56) However, if the resident is a tenant -- not a homeowner -- who rents a park-owned mobilehome, such a tenancy would be governed by conventional landlord-tenant law. In that case, the park can terminate the tenancy without a reason with a 30-day notice.

Recap:

- The park cannot terminate a resident's tenancy when the lease or rental agreement expires – only when the rent has not been paid or a rule has been violated.

#24 **For residents who do not own the mobilehome they are living in, what rights do they have in the case of an eviction?**

The MRL eviction protections and procedures only apply to homeowners who own their own homes and rent their spaces, not to tenants who rent mobilehomes owned by the park, park management, or other persons. Certain sections of the MRL do apply specifically to both homeowners and "residents" (Civil Code §798.11). However, the MRL's "just cause" eviction provisions (Civil Code §798.56) do not apply to residents who rent mobilehomes owned by others. They would be subject to the requirements of conventional landlord-tenant law (Civil Code §1940 et seq.). In such a case for these tenants, where there is a notice of eviction without any reason, tenants living in the rental home for less than a year generally would be entitled to a 30-day notice of termination; those living there for a year or more, are entitled to a 60-day notice if eviction is without cause. (Exceptions to the 60-day requirement are in Civil Code §1946.1.)

Recap:

- Tenants who live in the mobilehome which they own are covered under the provisions of the MRL.
- Tenants living in rental mobilehomes are subject to eviction protections and procedures in landlord-tenant law, not the MRL.
- Tenants in rental homes for less than a year generally are entitled to a 30-day notice of termination if there is no cause for termination.
- Tenants in rental homes for a year or more generally are entitled to a 60-day notice of termination if there isno cause for termination.

#25 **Do residents have any rights to compensation for being dislocated when the park closes down?**

Mobilehome park residents are entitled to receive one of two kinds of written notice before a mobilehome park may legally close or convert to another type of land use:

(1) Where no local government permits are required to close or convert the park to another use, management must give residents at least 12 months written notice of termination of tenancy. (Civil Code §798.56(g) (2) (B))

(2) Where local permits are required, which is usually the case, management must give residents a 60-day written notice that park management will appear before a local board or planning commission to request permits for a change of use. After all permits have been approved residents must then also receive a 6-month written notice of termination of tenancy. (Civil Code §798.56(g) (1) and (2) (A))

Together with these notices, State law requires the park owner to also prepare and file a written report on the impact of the closure or cessation of use of the mobilehome park with the local city or county government authority (typically called a "Closure Impact Report" or "CIR") (Govt. Code §65863.7). The CIR must be provided to all residents of the park along with the above-described notices. (Civil Code §798.56(h)) Approval of the closure or conversion of a mobilehome park to another use is conditioned upon approval of the CIR, so as to determine the impact and effect the conversion will have on the residents' dislocation and their ability to find alternative housing. (Govt. §65863.7) Pursuant to significant amendments enacted by Assembly Bill 2782 effective January 1, 2020, CA Government Code §65863.7 now reads as follows:

Requires that the CIR include a replacement and relocation plan that adequately mitigates the impact of the closure or conversion upon the displaced residents; Requires the park owner to relocate the displaced residents to alternative housing, or to pay to them the "in place" market value of the displaced resident's mobilehome if he/she/they cannot be relocated to adequate replacement housing (i.e. a fair market value 'buy out'); Requires the park owner to pay for, and include in the CIR, an appraisal by a state-certified appraiser which determines the in-place market value of the displaced resident's mobilehome, if no relocation is possible.; and

Prohibits local authorities from approving any closure or change of use unless they find that it will not result in or contribute to a shortage of affordable housing within the local jurisdiction.

The local government agency must hold a public hearing to review the CIR and determine its sufficiency, and shall require management to pay the reasonable costs of relocation to displaced residents as a condition for obtaining various permits to convert the park and develop the land for another use. Usually this takes several hearings and a number of months. Actual relocation assistance afforded to residents is determined by the local government, usually the planning commission or a delegated committee or agency of the commission. Many local governments have enacted a mobilehome park closure or conversion ordinance which parallels the requirements of state law and fills in the details of the required mitigation assistance, whether an actual relocation of the mobilehome or a fair market value buy-out. Govt. Code §65863.7 establishes the minimum standard for local governments to follow, but does not prevent them from enacting more stringent measures.

If the park is to be subdivided into individual parcels (where a conventional subdivision will replace the park) and where a tentative or final map is required, the local government may impose even more stringent relocation requirements. (Govt. Code §66427.4.) Any such ordinance is the final authority regarding any relocation assistance to which displaced mobilehome owners may be entitled.

Recap:

- If no local permits are required for park closure or conversion, then the park must give residents at least 12 months advance written notice.
- If local permits are required for park closure or conversion, then the park must give residents 60 days notice of any local hearings, followed by a 60-day written notice once permits are approved.
- The park owner must prepare, serve and file a written Closure Impact Report ("CIR"), which is publicly reviewed and approved by the local government agency.
- The CIR must contain a relocation plan that mitigates the impact of the park closure or conversion upon the residents, which provides that if a resident cannot be relocated to adequate housing he/she/they shall be paid the in-place market value of their home pursuant to an appraisal prepared by a state-certified appraiser.
- The state Government Code establishes a minimum standard for local governments, which can enact their own more stringent requirements for conversion or closure
- No conversion or closure can be approved unless the local government finds that it will not result in or materially contribute to a shortage of affordable housing within the area.

#26 **Do mobilehome park rules prevail over state law?**

No. The park rental agreement and the park rules and regulations must be consistent with the MRL and other laws that apply in parks. For example, a park rental agreement or rule that provides the park may increase the rent with a 30-day notice to a homeowner who owns the mobilehome in the park would be in conflict with Civil Code Sec. 798.30, which provides that such a rent increase requires a 90-day notice. In this example, the MRL prevails over the conflicting park rule.

Recap:

- State laws prevail over park rules.

#26.1 **Is the park manager responsible for distributing the Mobilehome Residency Law to every resident annually?**

Prior to February 1 of each year, if a significant change was made to the MRL, the park owner or manager shall provide all homeowners with a copy of the MRL, or provide written notice to all homeowners that there has been a change to the MRL and that homeowners may obtain a copy of the MRL from the management at no charge. Upon request of the homeowner, management must provide a copy within seven days. (Civil Code §798.15(c)). NOTE: The management must provide a copy of the MRL only, as specified. The MRL is Civil Code 798-798.88. Management is not required to distribute the handbook published by the State Senate, casually referred to as "The MRL."

#26.2 **When will the CA State Senate's MRL handbook be translated? There is great demand for Spanish, Vietnamese and other languages.**

For many years, the State Senate translated the Mobilehome Residency Law (MRL) into Spanish. At one time the MRL was also available in Vietnamese. The last Spanish translation was done in 2012, and the last Vietnamese translation was done in 2007. Over the years, budget cuts have made it impossible to acquire updated translations. Since the MRL is in the public domain, communities may translate the MRL for their members

#27 **Do the protections of the MRL apply to all residents in mobilehome parks, or do they only apply to homeowners?**

Many of the most important provisions of the MRL expressly apply to homeowners only, such as the terms and receipt of written leases (Civil Code §§798.15 and 798.18-798.19.5), amendment procedures for rules and regulations (Civil Code §798.25), fees and charges (Civil Code §§798.30-798.39.5), evictions (Civil Code §§798.55-798.56), and rental qualifications and procedures. On the other hand, issues dealing with a "community" of persons often include "residents", such as management entry into mobilehomes or park spaces (Civil Code §798.26), vehicle removal (Civil Code §798.26.5), communications and right to assemble (Civil Code §§798.50-798.52), and abatement of park nuisances, and injunctions for violating park rules (Civil Code §§798.87-798.88).

Recap:

- It has been interpreted that key provisions of the MRL apply only to homeowners.

#28 **Is the new park management allowed to change rules on long-time residents or are these residents "grandfathered-in" under the old rules?**

Existing residents are not exempt from park rule changes. According to the MRL (Civil Code §798.25), the park can change a park rule and regulation as it applies to existing residents, after giving residents six-month's notice of the change, or a 60-day notice if it involves changes in rules relating to the park's recreational facilities, such as the swimming pool or recreational facilities within the clubhouse. The management must also meet and confer with park residents, at the residents' request, upon a 6-month notice regarding a change in park rules but is not bound to accept residents' suggestions or requests regarding the rules. (Civil Code §798.25(b))

Recap:

- Existing residents are not exempt from park rule changes.
- A 6-month advance written notice is required for a rule change.
- A 60-day advance written notice is required if a rule change affects the common recreational facilities.

#29 **Can the park manager force rules on some residents and not on others?**

No. The MRL provides that the park rules and regulations have to be "reasonable." (Civil Code §798.56(d)) "Reasonable" often may be subject to court interpretation, but normally rules have to have some rational basis in fact under the circumstances, as well as apply evenly to everyone residing in the park. Park owners and their employees are required to abide by park rules to the same extent as residents have to, except rules regarding age limits or acts of the park owner or park employee undertaken to fulfill park maintenance, management or operational responsibilities (making noise by pounding nails, use of trucks for maintenance purposes, etc.). (Civil

Code Sec. 798.23)

Recap:

- Park rules shall be applied evenly to everyone residing in the park.

#30 **Do residents have a say in the elimination of the retirement lifestyle promised when they moved in, and shouldn't the park have facilities for kids if they convert to an all-age park?**

Senior residents who have leases that provide that the park is a "retirement" or "senior" park and provide for specific facilities may have a case against diminution of services agreed upon in the lease or rental agreement.

The federal Fair Housing Amendments Act of 1988 prohibits discrimination against families with children in multiple residential housing but permits such housing, including mobilehome parks, to limit residency to seniors in one of two categories: 1) 55 and older, or 2) 62 and older, if the park meets certain minimum conditions. The major condition is that a minimum of 80% of the units are required to have at least one resident who is of age 55 or older. Federal law does not specifically address procedures for changing from a senior-only category to an all-age category, which in rental mobilehome parks under state law or by practice is often the sole decision of park management with a minimum notice. However, parks can lose their "senior" status if, upon a complaint, they fail to meet the statutory conditions, such as the 80% requirement. The law does not require parks or other multiple-residential housing complexes that convert to all-age to install playground or other facilities for children. Advocates of family housing have argued that such a requirement would drive up the cost of housing and discourage landlords from opening up restricted housing to families. Some local governments have imposed conditions on mobilehome park zoning or use permits by requiring parks that were developed as "senior parks", to be maintained as "senior" unless otherwise approved by the city or county. It is not clear to what extent these local zoning or use permit requirements may conflict with the federal Fair Housing Amendments Act.

Recap:

- Lease agreements that stipulate "senior" status and provide for specific senior amenities could be viewed as breached if the senior-status of the park is changed.
- Senior park status requires 80% of park units to have at least one resident 55 or older.
- The law does not require parks that are converted to "all-age" to install children's recreational facilities.
- No federal law specifically addresses guidelines for changing from "senior" to "all-age".

#31 **Is it legal for our all-age park to change back to a senior-only park?**

This is an issue that has changed over the years. Pursuant to the passage of the Federal Fair Housing Amendments Act in 1988, and the adoption of federal HUD regulations to carry out the Act, it was originally believed that multiple residential communities could not backtrack once they had decided to open up to an "all-age" status. However, under the Housing for Older Persons Act of 1995 (HOPA), which amended the 1988 Act, regulations established a transition period until 2000 to provide a mechanism for communities to become housing for older persons if they had abandoned or did not achieve such status before HOPA. Then, in 2006, HUD adopted a memo to clarify how communities that did not convert to housing for older persons before the 2000 transition period deadline could do so. If vacated spaces fill up with qualifying seniors (55 or older), and the park does not discourage or discriminate against younger people from buying available homes when these vacancies occur, the park can be "built back" to a senior status. However, this is difficult to achieve and few parks, once they become family parks, have been able to go back to a 55-or-older status.

Recap:

- Reverting to a senior-only park is allowable, but rarely achievable.

#32 **What rights do residents with disabilities have?**

Residents with disabilities are entitled to be free from harassment and discrimination in all aspects of housing. They also have a right to reasonable accommodation in rules, policies, practices, or services related to housing. This normally takes the form of a change in an existing rule, policy, practice or service, such as allowing an assistive animal even though the current rental agreement has a "no pet" provision. Residents with disabilities are also permitted, at their own expense and with proper permits, to modify their dwellings, e.g., by building a ramp, to ensure full enjoyment of the premises. (Civil Code 798.29.6) Modifications require obtaining proper permits beforehand. For additional information, contact the state Department of Fair Employment and Housing at (800) 233-3212, or at *www.dfeh.ca.gov.*

Recap:

- Disabled homeowners have the right to reasonable accommodations.
- Disabled homeowners are permitted to modify their own homes with proper permits.

#32.1 **I am a manager in a mobilehome park where an elderly resident is putting herself in danger. When I call her family, they are unresponsive. What do I do to make sure she and the other residents are safe from harm?**
Contact your county's Adult Protective Services program. APS is a state-mandated program (Welfare & Institutions Code Sec. 15610.10) that provides evaluation and assistance for seniors (age 65 and older) and dependent adults (age 18-64 and physically or mentally impaired) who are reported to be unable to meet their own needs. APS agencies investigate reports of alleged victims endangered by physical, sexual or financial abuse, isolation, neglect, or self-neglect.

Recap:

- Call county APS for assistance, evaluation and intervention. (See Community Resources, p. 83)

#33 **Can the government force park management to limit the number of people living in a mobilehome?**
The occupancy standard issue is difficult to solve. The issue has arisen at both the federal and state levels. Legislation has been considered but not enacted to create a "2 persons per bedroom plus 1" standard that is presently only a HUD guideline (e.g., if the home had 1 bedroom, the occupancy standard would be 3 persons; if the home had 2 bedrooms, the standard would be 5 persons, etc.). Proponents argue that occupancy standards are necessary to avoid overcrowding and unhealthy living conditions. Opponents contend that, especially in areas where the cost of housing is high, an occupancy standard may be interpreted as a form of discrimination against persons who can't afford larger homes. Some cities have attempted to legislate occupancy standards, only to have their ordinances challenged in court. Mobilehomes usually have a design standard established by the manufacturer as the recommended occupancy for the size of the home. The park manager could try to establish an occupancy standard in the park rules based upon the design standard of each home or the HUD guideline, but the rule could possibly be subject to legal challenge.

Recap:

- The HUD guideline (2 persons per bedroom, plus 1) is a design standard, not a law.

#34 **Does state law guarantee the park's clubhouse to be open and available at reasonable hours?**
Yes. In parks that have clubhouses or meeting halls, the MRL requires the common facilities to be open and available at reasonable hours, which are to be posted. (Civil Code §798.24) Homeowners may hold meetings at reasonable hours and in a reasonable manner in the clubhouse -- when it is not otherwise in use -- for any lawful purpose, including homeowner association meetings and meetings with public officials or candidates for public office. (Civil Code §798.51)

Recap:

- The park shall make the clubhouse available to residents at reasonable hours for lawful purposes.

#35 **Is it legal for parks to allow some residents to have pets and not allow others to have them?**
It depends on the terms of the rental or lease contract. The MRL permits pets in parks with certain limitations, such as one domesticated dog, cat, bird or aquatic animal (kept within an aquarium), subject to "reasonable" park rules. (Civil Code §798.33) However, persons who signed a rental agreement prior to January 1, 2001 with a provision prohibiting pets are bound to that provision until the rental agreement expires or is renewed. Persons moving into a park after January 1, 2001 would be allowed to have pets that conform to the park's rules as to size, height, or weight of the pet, and in some instances breed (e.g. some parks prohibit big dogs, pit bulls and certain breeds with so-called aggressive tendencies). However, a person with a disability has the right to have an assistive animal as a reasonable accommodation for the disability when necessary to ensure equal opportunity to use and enjoy the housing.

Recap:

- If the current rental agreement, with a "no pet" provision, was signed before 1/1/2001, then the resident is prohibited from having a pet.
- If the current rental agreement was signed after 1/1/2001, then the resident can have pets that conform to park rules.
- If the resident has a disability, then he/she may request an assistive animal as a reasonable accommodation for the disability.

#35.1 **There are many residents in the park who have multiple emotional companion pets, although the rest of us have to obey a strict pet rule. What are the laws on this?**
According to the California State Mental Health Services Authority, a "service" dog is trained to perform specific tasks to help a person with a physical or mental health disability; and an "emotional support (companion) animal" is an animal that provides comfort to a person with the mental health disability, without being trained to perform a

specific task. The park owner may allow a "reasonable accommodation" for a service or companion animal if the animal does not pose a direct threat to other tenants, or physical harm to property. The owner of the service dog or companion animal is responsible for that animal, ensuring that it complies with local animal control laws and is not a danger or nuisance to the other residents in the park. The park manager may ask for a letter from the pet owner's medical professional confirming the resident's disability and stating why the support animal isneeded. For more information: California Department of Fair Employment and Housing (800) 884-1684; Disability Rights California (800) 776-5746

Recap:

- A park manager may ask for medical proof of need for the support animal.
- A "service dog" is trained to perform specific tasks.
- An emotional support ("companion") animal is not a "service" animal.
- The owner of the support animal is liable for the animal's behavior.

#36 **I manage a park where pets and other animals are getting out of control. Some residents' dogs are aggressive toward other pets or residents, some residents feed feral cats, and some stray animals wander in packs. How do I solve these problems?**

Contact the city or county animal services department for assistance. Local government services include abatement or information on the following matters: barking/nuisance dogs, rodents, stray/feral, license/registration/microchip, dog bites, neglect/abuse, spay/neuter, and prohibited aggressive breeds. Also, according to California Code of Regulations, Title 25 (health and safety requirements for mobilehome parks), Article 2, Section 1114(a), "Dogs and other domestic animals, and cats (domestic or feral) shall not be permitted to roam at-large (free) in any park." Finally, pet owners may be liable for damage or harm caused by their pets.

Recap:

- Contact city or county animal control agency. (See Community Resources, p. 83)
- Pet owner may be legally liable for damage or harm caused by their pet.
- Feral animals are not pets.

#37. **Is management allowed to restrict parking and have residents' cars towed?**

Residents or guests who park in fire lanes, or in front of park entrances or fire hydrants, can be towed without notice. Residents' cars cannot be towed from their own parking space or driveway unless the vehicle does not conform to the park rules, in which case a 7-day notice is required. (Civil Code §798.28.5) However, if a vehicle presents a significant danger to the health and safety of residents, or is parked in another resident's space and that resident requests it be removed, the vehicle could be towed without the 7-day notice. (Civil Code §798.25(b)(2)) The extensive provisions of Vehicle Code Sec. 22658 apply to both the management's and tow company's procedures in removal of the vehicle.

Recap:

- Management may have cars towed without notice if the parked car violates the health and safety of residents.
- Management may have cars towed, upon request, if one resident's car is parked in another resident's space.
- A 7-day written advance notice is required if a parked car does not conform to park rules.
- A 7-day notice is not required if a resident parks their car in another resident's space and the displaced resident requests the car be towed.

#38 **Can the park prevent residents from subleasing their mobilehome?**

Yes. Most mobilehome parks have rules that prohibit homeowners from subleasing their mobilehomes, even in hardship cases. However, in cases of seniors who require medical convalescence away from their homes, they may sublet for up to one year. (Civil Code §798.23.5)

Recap:

- The park may prohibit a resident from subleasing.

#39 **Is it legal to place RVs on mobilehome spaces?**

It depends on the circumstances. When mobilehome parks were first constructed, designation as a park would normally have been made as a condition of city or county use permits or zoning requirements. Therefore, the city would have to enforce the conditions of the permit or zoning ordinance. The State Department of Housing's Permit to Operate (PTO) reflects the number of mobilehome spaces and the number of RV lots. In the absence of local permit conditions though, a pre-1982 mobilehome park may allow RV's and mobilehomes to be situated on mobilehome spaces, but only RV's can be situated on RV spaces. In a mobilehome park developed after January 1, 1982, however, state law provides that mobilehome spaces shall not be rented for the accommodation of RVs

unless they are in a separate area of the park designated for RVs and apart from the mobilehomes.

Recap:

- In parks developed before 1982: If there are no local permit or zoning restrictions, then RVs andmobilehomes may occupy mobilehome spaces, but mobilehomes may not occupy RV spaces.
- In parks developed after Jan. 1, 1982: No RVs are allowed on mobilehome spaces unless the mobilehome space is in the RV section of the park.

#40 **Can the manager evict a homeowner's caregiver from the park after the homeowner has died?**

It depends upon the circumstances. Generally, a caregiver – including a caregiver-relative – does not have the right to continue to live in the park even if he or she has inherited the mobilehome. The caregiver statute (Civil Code §798.34) recognizes that a senior homeowner has the right to have a caregiver, even someone who is 18 or older in a senior park, to assist them with medical needs under a doctor's treatment plan, but the caregiver resident has no right of residency (Civil Code 798.34(c), (d)) and is considered a guest of the homeowner. Therefore, when the homeowner dies, the caregiver's right to continue to live in the park normally ends. If, however, the caregiver was a party to the homeowner's rental agreement, or had otherwise been accepted for co-residency by the park while the homeowner was alive, the park could not evict the caregiver after the homeowner's death except for the same kind of reason they could have evicted the homeowner, such as failure to pay the rent. In either case, whether or not the caregiver has a right of residency in the park, if the caregiver inherits the home, he or she would have the right to resell it in place if they continue to pay the rent and fees and comply with other requirements of resale until the home is sold. (Civil Code 798.78)

Recap:

- If the caregiver, or caregiver-heir is not listed on the rental or lease agreement, then they cannot assume they have inherited residency rights.
- The heir is responsible for rents and fees until the home is sold.

#41 **How do residents get the park owner to fix the failing utility systems?**

Contact the Department of Housing and Community Development (HCD) or local government, whichever has jurisdiction to inspect mobilehome parks. In more serious cases, residents may wish to consider legal counsel.

Recap:

- Contact the code enforcement agency -- either state Dept. of Housing or local health department.

#42 **Is the park manager allowed to force residents to correct code violations to their homes and spaces before a scheduled inspection by the state Dept. of Housing?**

The state Department of Housing (HCD) operates a park inspection program with a goal of completing inspections in at least 5% of the parks in the state per year in order to assure that a reasonable level of health and safety is maintained in those parks. The inspection includes the park common facilities, such as lighting, roads, clubhouse, utilities, and other facilities for which the park is responsible, as well as individual home site spaces, including the outside of the homes and accessory structures for which the homeowner is responsible. HCD inspectors do not go inside a home unless requested to do so by the homeowner. Citations for violations, depending upon how serious, must either be corrected as soon as possible or within 30 to 60 days. Inspectors have the authority to extend the deadline for compliance if the situation warrants it. Homeowners may appeal a citation to HCD if they feel it is unwarranted. (HCD does not have authority to assess fines against homeowners who do not comply.)

Recap:

- The park manager may urge residents to correct code violations on the outside of their homes or on their spaces, or else the resident may risk citation by HCD.

#43 **Which government agency is responsible for enforcement of health and safety regulations in my park?**

In most cases, the state Department of Housing and Community Development has enforcement authority over mobilehome and RV parks. However, there are a few cities and counties that maintain code enforcement in their jurisdictions. View the "Mobilehome and Special Occupancy (RV) Parks listing" at *www.hcd.ca.gov* to find out which agency is responsible for code enforcement in your park.

#44 **What is the difference between the Mobilehome Residency Law (MRL) and Title 25?**

The MRL is the "landlord-tenant" law (Civil Code 798. et seq.) for mobilehome park residency, governing the rights of park residents. "Title 25", a section of the California Code of Regulations, governs the health and safety aspects of a mobilehome park's buildings, lot lines, and utilities infrastructure, to name a few. Find Title 25 at *www.hcd.ca.gov*.

#45 **Does the park manager have the right to tell me to remove my belongings that are stored on my space?**

The park manager has an obligation to keep the park safe from fire. According to California Code of Regulations, Title 25 (health and safety requirements for mobilehome parks), Article 2, Section 1120, "Occupants shall keep the lot area and the area under, around, or on their unit and accessory buildings or structures free from an accumulation of refuse, rubbish, paper, leaves, brush or other combustible material," and that park operators "…shall ensure that a collection system is provided and maintained, with covered containers, for the safe disposal of rubbish."

Recap:

- There are strict fire prevention rules for mobilehome parks. Residents and park employees must comply with Title 25.

#46 **Can the park manager reduce or eliminate park services and amenities that resident have already been paying for?**

Yes, if the services or amenities are not guaranteed in a signed rental or lease agreement. However, if the services and amenities are part of a signed lease or rental agreement (Civil Code 798.15(f)), they may be eliminated with equal reduction in rent.

Recap:

- The park management can reduce or eliminate park features if they are not agreed upon in a signed lease orrental agreement.

#47 **Can the park owner or manager move lot lines without permission from residents whose spaces are affected?**

Before moving a lot line, the management must obtain a permit (H&S Code Sec. 18610.5) from the state Department of Housing and Community Development and verify that the park has obtained the consent of homeowners affected by the lot line change. However, in some older parks there are no markers or defined lot lines and no plot maps indicating where the lot lines should be. In cases where there is no documented evidence of original lot lines, HCD may not be able to determine that the lot line has been moved and that a permit is required. The issue then becomes a legal matter between the park management and the affected homeowners.

Recap:

- A permit is required from the state Dept. of Housing before the park moves lot lines.
- In old parks with no official lot line maps, moving lot lines may require legal or regulatory oversight.

#48 **Can the park manager force residents to pay for maintenance or removal of a tree on their space and for maintenance of their driveway?**

It depends on the facts of the case. The "tree and driveway" issue has been subject to major debate for years. The park owner is responsible for maintenance or removal of a tree on the homeowner's space only if it is a hazard or constitutes a health and safety violation, as determined by the enforcement/inspection agency (usually HCD). (Civil Code §798.37.5) Homeowners may have to pay a fee for an inspection where there is a dispute between the park and the homeowner over the tree and where the homeowner requests an inspection by HCD or the local enforcement agency. Inspectors have wide discretion in this regard, and if the inspector does not find a violation, the homeowner may end up having to pay to remove the tree anyway.

With regard to driveways, the park owner is responsible for maintenance unless the homeowner has damaged the driveway or the driveway was homeowner installed. Legal counsel has suggested, however, that Civil Code Sec. 798.37.5(c) seems to leave open the question whether a current homeowner is responsible for maintenance of a driveway installed by a prior homeowner, arguing that such a prior installed fixture belongs to the park.

Recap:

- If the signed lease or rental agreement makes the homeowner responsible, then the homeowner must pay.
- If there is no stipulation of responsibility in the lease agreement, then the park is only responsible if it is a health and safety hazard.
- Driveways may be the responsibility of park unless the driveway was homeowner installed or damaged by the homeowner.

#49 **Is the mobilehome owner or the park owner responsible for correcting pre-existing code violations on the space?**

The mobilehome owner is responsible. (Civil Code 798.36). Although the park operator is ultimately responsible for assuring that all citations on park property are corrected, the law does not require the park operator to pay for code violations involving the home or space except in rare instances. The homeowner is primarily responsible for correcting any violations concerning the home or space on which he/she resides, including any pre-existing code

violations after the sale of the home. This is one of the reasons that real estate disclosure was enacted in 2000 for mobilehome resales, although conditions not known to the seller cannot be disclosed. (Civil Code §1102.6d)

Recap:

- The homeowner is responsible for correcting any code violations in or on their home, space and accessory structures, including pre-existing code violations.

#50 **Does a resident need a permit from HCD to remodel their home, even though all the changes and upgrades are on the inside?**

Homeowners need a permit from the state Department of Housing and Community Development (HCD). Only HCD, not local government, may issue permits for alterations of a mobile home's structural, fire safety, electrical, plumbing or mechanical components. The two offices that handle such permits are:

Northern California Area
Field Operations
9342 Tech Center Drive, #550
Sacramento, CA 95826
(916) 255-2501

Southern California Area
Field Operations
3737 Main Street, #400
Riverside, CA 92501
(951) 782-4420

Recap:

- Permits are required. No exceptions.

#51 **Is there financial assistance available to residents for correction of code violations on their homes?**

Many local governments have rehabilitation or repair grants for low-income homeowners, including residents or owners of mobilehomes, in some cases. This money is made available through the CalHome program, operated by HCD, to local governments and non-profit organizations, as part of two housing bond issues approved by state voters in recent years. However, application must be made through local government, and not all local jurisdictions have such programs. There are usually income and residency eligibility requirements. Additionally, some jurisdictions do not consider mobilehomes "real property" eligible for rehab funding or may have restrictions on the kinds of repairs that will be funded. Contact the county housing agency for information on availability and eligibility.

Recap:

- The State passes money to the counties for home repair assistance to low-income mobilehome owners. Not all counties participate in this program.

#52 **The park owner is planning a "condo-conversion". Will homeowners who can't afford to either buy their lot, or pay the higher rents once the park loses rent control protection, be economically evicted?**

Not necessarily. A growing number of mobilehome park owners have been utilizing a special provision of the state's Subdivision Map Act to convert their parks to "resident owned condominiums" or "subdivisions", thus exempting the converted parks from local rent control after the sale of the first lot. Condominium interests in mobilehome park spaces must be offered to renting homeowners, and low-income homeowners who cannot affordto buy can continue to rent their spaces under a statute which limits rent increases, including "pre-conversion" pass-through fees, to the Consumer Price Index or less. (Govt. 66427.5(f)(2)) However, non-purchasing residents who are not low-income lose rent control protection upon the conversion and may have their rents increased to
higher "market levels". The state's Mobilehome Park Resident Ownership Program (MPROP) provides limited financial assistance to low-income residents to help them buy their interests in resident-owned condo parks, and some local governments may also have financing to assist some as well.

Recap:

- Low-income renters keep rent control protections.
- Low-income buyers may qualify for state and local financial assistance.

#53 **Is the park owner required to offer residents the right-of-first-refusal to buy the park when it is put up for sale?**

No. Although the MRL provides that the park management must give the governing board of the park homeowners association a 30-day written notice of the park owner's intention to offer or list the park for sale, the notice is not a "right of first refusal," does not apply to sales other than to offers or listings initiated by the park owner, and is only applicable if certain conditions are met. (Civil Code §798.80) In order to receive the notice, residents must form a homeowners association for the purpose of buying the park and register with the Secretary of State. The

homeowners association must notify the park each year of the residents' interest in buying the park. The notice requirement does not apply to the sale or transfer of the park to corporate affiliates, partners, or relatives, or transfers triggered by gift, devise, or operation of law, eminent domain, foreclosure, or transfers between joint tenants or tenants in common.

Recap:

- When selling the park, the park owner is not required to make the first offer to the homeowners' association.
- The homeowners' association may notify the park if it is interested in buying the park but it does not have the right of first refusal.

#54 **Which state laws regulate the operation of non-profit resident owned parks – the MRL, the Mobilehome Parks Act, the Non-Profit Mutual Benefit Corporation Law, or the Davis-Stirling Common Interest Development Act?**

All these laws may apply, but whether they do in a particular park depends upon the circumstances in each case and may require consultation with an attorney. Therefore, the following answer is only intended to have general application:

Mobilehome Residency Law (MRL). For a resident-owned park, Article 9 of the MRL, governing the relationship between residents and the park management (Civil Code §799 et. seq.), applies only to residents who have an ownership interest in the park, while Articles 1 through 8 (Sections 798 – 798.88), relating to rental parks, apply to any non-owning residents who continue to rent or lease their spaces in a resident-owned park. However, if the park is a non-profit mutual benefit corporation and no subdivision declaration or condominium plan has been recorded then Articles 1 through 8 apply to the owning residents in the park.

Mobilehome Parks Act (Health & Safety Code 18200-18700). The MPA governs health and safety (building) code requirements for both rental parks and resident-owned parks that were converted from formerly rental parks, but the MPA in most cases does not apply to resident-owned parks that were originally developed as manufactured housing subdivisions or communities under local development standards, not rental parks.

Non-Profit Mutual Benefit Corporation Law (Corp. Code §7110, et. seq.). This law applies to a non-profit corporation which is a homeowners association that operates or governs a multiple residential community for the mutual benefit of the members of the association. However, the Corporations Code does not apply to unincorporated homeowners associations that operate such communities, of which there are estimated to be but a few.

Davis-Stirling Common Interest Development Act (Civil Code 4000-6150). This Act defines and regulates common interest developments (CIDs), including many resident-owned parks. In order to be a CID subject to the requirements of the Davis-Stirling Act, the park must 1) have a common area or common areas (such as roads, a club house, or other commonly used facilities) in addition to individual interests or residences, and 2) file with the county recorder a declaration of intent to create a CID along with a condominium plan, if applicable, or a final map or parcel map, if applicable, for the CID. In most cases where a resident-owned park is a condominium, planned unit development (PUD), or subdivision, the Davis-Stirling Act will apply. However, non-profit stock cooperatives or other resident-owned parks that are not subdivisions or condominiums may also be subject to the Davis-Stirling Act if a simple declaration creating the CID is recorded. Without the recording of such a declaration, however, the Davis-Stirling Act does not apply.

Recap:

- Different laws apply depending upon the form of ownership. Check with an attorney.

#55 **Is a mobilehome park cooperative subject to the Davis-Stirling Act?**

The Davis-Stirling Act was specifically designed to apply to housing cooperatives, and in many cases it will be clear that the Act applies to those cooperatives. However, there will be some cases where the answer may be unclear.

There is no doubt that a cooperative can be a common interest development ("CID") that is governed by the Act. The term "common interest development" was defined to include "stock cooperatives." (Ciil Code §4100(d)) A stock cooperative is a kind of CID where a corporation owns all of the real property and shareholders have a right of exclusive occupation of part of the property (i.e., a designated lot). [See Civil Code §4190 (defining "stock cooperative").]

However, there is a potential technical complication. The law also says that before any housing association may be considered a CID governed by the Davis-Stirling Act, it must also have recorded a "declaration." (Civil Code §4200) If a mobile home community fits the definition of a "stock cooperative" and has a recorded declaration (as specified in Civil Code Section 4250), then it is nearly certain that it is governed by the Davis-Stirling Act. But if a stock cooperative does not have a recorded declaration that satisfies Section 4250, then there is an unanswered legal question about whether the Act applies.

Recap:

- A co-op can be a CID that is governed by Davis-Stirling, however, not all cases are clear. See an attorney.

#56 **Where can our HOA board find a copy of the original articles of incorporation?**
Contact the California Secretary of State's division of Business Programs at (916) 657-5448. Or, search online at *sos.ca.gov*, under the heading "Business Programs" to request copies.

#57 **Our HOA board may be violating CID laws. Is there an agency that enforces the law?**
There is no regulatory agency that enforces the statutes (Business & Professions Code, Civil Code, etc.) related to homeowners' governing boards. However, the California State Attorney General's office provides some enforcement of portions of the Corporations Code related to HOA governing boards. Depending on the nature of the problem, seek the advice of a private attorney, contact your local district attorney's office or bring your case to small claims court.
Recap:
- Search the website of the Attorney General's Office (oag.ca.gov) for more information.
- Contact the county Small Claims Court advisor for more information. (See Community Resources, p. 83)

#58 **What can residents do about park managers who act unprofessionally?**
There are no state mandated qualifications to be a mobilehome park manager. Many are good managers, however a few lack professional training and oversight. The MRL gives residents certain rights, but when contentious issues have to be resolved, residents have a right to contact legal advocacy groups that will assist them in assessing and achieving a solution to the problem.
Recap:
- Contact local or state fair housing commission for counsel and assistance.
- Contact the county Small Claims Court advisor for more information.

#59 **What good is the MRL if there is no enforcement and residents have to go to court to protect themselves?**
The MRL – the landlord-tenant law for mobilehome parks -- is part of the Civil Code. The enforcement mechanism is through the civil courts, not law enforcement or another government agency. The courts are a branch of government responsible for, among other aspects, resolving or ruling on civil disputes.
Recap:
- The MRL is enforced through the courts.
- Contact local legal services for assistance.
- Contact the county Small Claims Court advisor for more information. (See Community Resources, p. 83)

#60 **How can residents find-out who owns and operates the park?**
The manager shall provide the name and address of the park owner to residents who request it. (Civil Code §798.28) Also, listings of park owners/operators can be found on the state Department of Housing's (HCD's) Mobilehome and RV Parks Listing website.
Recap:
- For the name of the park owner or operator, search online at *www.hcd.ca.gov.*

#61 **Does the law require a manager to be on the premises at all times in case of emergencies?**
Not exactly. State law requires a manager or his/her designee to reside in parks with 50 or more spaces, but does not require them to be on the premises 24 hours a day. (Health and Safety Code §18603) It also requires a person to be available by phone, pager, answering machine or answering service, and to reasonably respond in a timely manner to emergencies concerning the operation and maintenance of the park. The agency responsible for enforcement of park health and safety requirements is either local government or HCD.
Recap:
- The park manager does not have to be on the premises 24 hours a day.
- Parks with less than 50 spaces do not require a manager to live on the premises.
- The park manager does have to be available by phone or other communication device to respond to health and safety emergencies affecting the park.

#62 **Does the park manager have the right to enter the resident's lot without notice?**
The MRL provides that the park manager has the right to enter the lot at reasonable times and in a manner that does not interfere with the resident's "quiet enjoyment" for the purpose of maintaining utilities, trees and

driveways, protection of the park, and for maintenance of the premises where the resident has failed to maintain them in accordance with the park rules. (Civil Code §798.26) The MRL does not require the manager to give the resident a notice for this purpose. However, the manager does not have the right to enter the home or enclosed accessory structure without prior written consent of the homeowner, except in an emergency or where the resident has abandoned the home. (Civil Code §798.26(b))

Recap:

- Park manager may enter private lots under reasonable circumstances, as defined in the MRL.
- Park manager cannot enter the home or enclosed accessory structures without prior written consent of the homeowner.

#63 **Can the resident be forced to move their home out of the park when they sell it just because the home is old?**

If the home is NOT a mobilehome (less than 8 feet wide x 40 feet long) and is therefore classified as a recreational vehicle (trailer), the resident has no right to sell it in place and will have to move it. With regard to mobilehomes, the MRL (Civil Code §798.73) establishes two standards. Basically, the home cannot be required to be removed upon a resale if it is 1) more than 17-20 years old or older but meets health, safety and construction standards of state law, and 2) not in substantially rundown condition or disrepair, as determined in the reasonable discretion of management. If the management and resident disagree on the condition of the home, the resident may decide to hire a private home inspector to look at the home and repair any code violations or defects the inspector finds in his/her report. HCD inspectors no longer perform this function in most cases, although some local governments that perform mobilehome park inspections for the state may be willing to perform an inspection, for a fee.

Recap:

- RV and trailer owners may be forced to move their coach out of the park when they sell it.
- Mobilehomes are allowed to stay in the park after they are sold if they meet certain health and safety standards.

#63.1 **I own a mobilehome park where there are many abandoned homes. Can I sell them without registering as a real estate agent?**

Generally, the answer is “no”. First, in order to act as an agent between a seller or buyer of a used mobilehome or manufactured home, you either must be registered with HCD as a “manufactured home dealer” or with the Bureau of Real Estate as a licensed real estate agent. Acting as an unlicensed dealer or agent can result in criminal penalties, civil penalties, and citations of up to $2,000 for each illegal sales activity.

The only exception to this is if the prior residents/homeowners have “walked away” from the homes, a park owner may sell them if he/she first obtains the right to ownership through a court action for the judgment of abandonment (Civil Code Section 798.61) or after a warehouse lien sale (Civil Code Section 798.56a). After that, if the park owner intends to rent, sell or salvage the units, the park owner must go to HCD and transfer title to his or her name, which includes paying all property taxes or HCD fees that are owed. HCD also has special procedures for when the prior registered owner cannot be found or when there are unpaid or unsatisfied loans on the home. Only after registering as the new owner may the park owner (who is now the homeowner) rent, sell, or salvage the abandoned homes.

Recap:

- Only HCD-licensed dealers or BRE-licensed real estate agents may sell used manufactured homes in a park.Exception: When previous owner has “walked away”, park owner must follow legal procedures governing judgment of abandonment or warehouse lien sale.
- It is illegal for anyone to sell, rent, or salvage a manufactured home that is not registered in his or her name.

#64 **Can the resident be forced to move their park-model out of the park after they sell it?**

Even though it may look like a small home, a park model is not a mobilehome. It is a “park trailer,” as defined in the Health and Safety Code, which is essentially a type of recreational vehicle that has 400 square feet or less of floor space. A number of mobilehome parks in California accommodate both mobilehomes or manufactured homes, as well as recreational vehicles, but provisions of the MRL that require parks to allow homeowners to resell their homes in place in the park only apply if the home is a mobilehome or a manufactured home.

Recap:

- A park-model is not a mobilehome, therefore the resident may be forced to move a park-model out of the park when it is sold.

#65 **Can the park’s income requirements on prospective buyers prevent a resident from selling their home?**

Yes. The sale of a mobilehome located in a mobilehome park is a three-party, not two-party transaction. The buyer and seller must not only agree to the terms of the sale of the home, but the buyer must be approved for residency

in the park by the park owner/management. Management can withhold approval on the basis of: 1) the buyer's inability to pay the rent and charges of the park, and 2) the buyer's inability to comply with park rules and regulations as indicated by prior tenancies (see Civil Code §798.74). Although guidelines used by other landlords or public agencies for rental housing may be more lenient, many park owners impose higher income requirements to assure buyers will be able to afford future rent increases without causing the park problems, such as evictions.

Recap:

- A prospective buyer must be approved for residency by the park manager/owner.
- A prospective buyer can be rejected if they don't meet the income standards for the park.

#66 **Can the park prevent a resident from living in a mobilehome they inherited?**

Yes, unless the resident qualifies for residency and has signed a rental agreement. Upon death of a homeowner, heirs cannot simply assume they can move into the decedent's home or continue to live there if they are not already a party to the rental agreement. Despite the fact that an heir takes title to the mobilehome, the park management has the right to require an heir, or person who had been living with the resident, to newly apply for residency in the park. If the management rejects the heir's residency because the heir cannot comply with the rules or doesn't have the income to pay the rent and charges, the heir can be required to move out. The heir has the right to resell the inherited mobilehome in place in the park (Civil Code 798.78(a)), assuming it meets health and safety code requirements (Civil Code. 798.78(b)), but must continue to pay the monthly space rent until the home is sold in order to maintain the right to sell it in place in the park. Otherwise, the park may terminate the tenancy and require the home to be moved from the park within 60 days of the notice of termination. (Civ. 798.73)

Recap:

- The heir of a mobilehome cannot assume he/she has residency rights if he/she has not been on the rental agreement.
- The heir has the right to sell the mobilehome in-place, as long as it meets health and safety requirements.
- The heir must continue to pay rent and fees as long as he/she owns the home in the park.

#67 **How do I change or add a name on the title to my mobilehome?**

Contact the state Department of Housing and Community Development's Registration and Titling division at (800) 952-8356.

#68 **I don't have the title to my mobilehome. Where can I get a copy?**

Every mobilehome owner must have a copy of the current registration for their home. (Health & Safety Code §18080.4) Contact the state Department of Housing and Community Development's Registration and Titling division at (800) 952-8356 for assistance, or search *hcd.cd.gov*.

#69 **Do residents have to provide a resale disclosure statement when they sell their mobilehome as-is?**

As a measure of consumer protection, mobilehome resale disclosure (Civil Code §1102.6d) became effective in January 2000, making mobilehome sellers and their agents responsible for providing prospective buyers, by close of escrow, with a resale disclosure statement. The form requires the seller to check off a list of conditions or defects that may affect the value or condition of the home. The seller is not subject to a penalty or fine for failing to provide the disclosure to the buyer, and the fact that disclosure was not made does not invalidate the sale of the home. However, after purchasing the home, if the buyer discovers defects that were not disclosed by the seller, the fact that the disclosure statement was not provided could affect the outcome of the seller's civil liability in court for the defect. Real estate brokers and dealers are also subject to the disclosure requirements and sales agents almost always include the disclosure report. The state Dept. of Housing (HCD) is not required to notify selling homeowners.

Recap:

- Sellers are advised to provide a resale disclosure form, even on "as-is" sales, to avoid possible liability after the sale. (Civil Code 1102.1(a))

#70 **Can the manager force a resident to first offer their home for sale to the park?**

It depends on the rental agreement. The MRL provides that a park rental agreement entered into on or after January 1, 2006, shall not include a provision or rule or regulation requiring homeowners to grant the park the right of first refusal to buy their homes on resale. (Civil Code §798.19.5) Hence, if the homeowner entered into a lease on or after January 1, 2006, or is on a month-to-month tenancy, the park could not enforce a right of first refusal to buy the home. However, homeowners may be subject to such a park right of first refusal if they signed a long-term lease with such a provision before January 1, 2006, and that lease has not yet expired. Additionally, the law does

not prevent a homeowner and the park from entering into a separate agreement, apart from the lease, for the right of first refusal where the homeowner obtains consideration or compensation from the park for that right.

Recap:

- Check the rental or lease agreement for details on whether the park has the right of first refusal to buy the mobilehome.

#71 **What are the rights of a resident whose new manufactured home has defects?**

New mobilehome or manufactured home warranty complaints must be filed in writing with the dealer and manufacturer within the warranty period, by law, one year and ten days from the date of delivery or occupancy, whichever is earlier. This is necessary in order to preserve the purchaser's rights under the warranty should litigation or a state Department of Housing (HCD) investigation not commence until after the warranty has expired. Accessories that were purchased with the home as a package are normally covered by the warranty. An installation problem may complicate warranty complaints. If the home was installed by a licensed contractor as arranged by the dealer, both the dealer and contractor may be responsible. If the homeowner hired the installer independently from the dealer sale, there may be an issue of whether the problem with the home results from faulty installation, and thus is only the responsibility of the installer, or results from manufacturing defects. If the dealer or manufacturer does not satisfactorily respond within a reasonable period of time after filing the complaint with them, the homeowner should contact HCD's Office of the Mobilehome Ombudsman (800-952-5275) about filing a dealer complaint. Complaints about licensed contractor installers should be addressed to the Contractors State Licensing Board (800-321-2752 or *www.cslb.ca.gov*).

Recap:

- A warranty is good for 1 year and 10 days after date of delivery or occupancy.
- If the home was installed by an independent contractor, then problems may occur with identifying who is liable for defects.

#72 **Who can I contact if I believe my mobilehome park manager/owner is violating my mobilehome residency rights?**

Currently, if you believe a violation of the Mobilehome Residency law has occurred, enforcement is limited to the court system, i.e. via either local small claims or superior courts; the latter often requiring that a lawyer be hired by the homeowner. Beginning July 1, 2020 the Mobilehome Residency Law Protection Act establish a new enforcement system that is administered by HCD for violations of the Mobilehome Residency Law. HCD shall provide assistance in taking and helping to resolve and coordinate the resolution of those complaints. All complaints shall be reviewed, with the most egregious being referred by HCD to local nonprofit legal aid offices for enforcement at no cost to the homeowner. If multiple complaints are received involving the same park manager/owner they will be consolidated to a single investigation. HCD will provide you with a letter confirming receipt of each filed complaint which references the provisions of the Mobilehome Residency Law that pertain to the complaint. In evaluating a complaint HCD may request that the park owner furnish a copy of any relevant documents within 15 days, and can fine a park owner who fails to comply $250.00 for each such failure. If HCD selects a complaint for enforcement, both the homeowner and the park owner will be notified and given 25 days to negotiate and resolve the matter before it is referred to a local legal provider for enforcement. Any alleged health and safety or Title 25 violations shall continue to be handled by HCD as is currently the case. For questions regarding the MRLPP call (800) 952-8356, email MRLComplaint@hcd.ca.gov or visit www.hcd.ca.gov.

Recap:

- The court system is the only current way to enforce violations of the Mobilehome Residency Law, while HCD handles Title 25 Health and Safety violations.
- Mobilehome Residency Law Protection Act enables HCD to receive and evaluate complaints re: MRL violations forpossible local law office enforcement. Multiple complaints it will be condensed into a single investigation.
- There is no cost to the homeowner if legal action is taken by local legal enforcement.
- HCD shall review all complaints and send the complainant a confirming receipt referencing the applicable MRL provision(s).
- Only the most egregious complaints shall be referred by HCD for legal enforcement.
- Selected complaints first require a 25-day period for informal resolution by the parties.
- For questions regarding the MRLPP call (800) 952-8356, email MRLComplaint@hcd.ca.gov or visit www.hcd.ca.gov

See resource guide on page 83 for local resources.

COMMUNITY RESOURCES

2023

ADULT PROTECTIVE SERVICES (APS) is a state-mandated program dedicated to maintaining the health and safety of elders (65 years of age and older) and dependent adults (between the ages of 18 and 64 who are disabled) when these adults are unable to meet their own needs, such as self-neglect. See *cdss.ca.gov* for more information.

ANIMAL SERVICES: Animal services and enforcement agencies offer information and assistance on the following: sick/injured, barking/nuisance dogs, rodents, stray/feral, license/registration, dog bites, neglect/abuse, spay/neuter, aggressive breeds prohibition. For residents living within city limits, contact cities directly.

COMMUNITY ACTION PARTNERSHIP: Each county participates in the State of California's community services grants program. Some services offered are for food/nutrition, health, home weatherizing, housing, rent assistance, senior services, and utility payment assistance.

DIAL 2-1-1: *2-1-1 California* is the statewide network of local information and referral providers, and is a collaboration of the CALIFORNIA ALLIANCE OF INFORMATION AND REFERRAL SERVICES (CAIRS) and UNITED WAYS OF CALIFORNIA. Not all areas have a local 2-1-1 service provider.

DIAL 3-1-1: This number provides access to non-emergency municipal (government) services. Not all areas have a 3-1-1 service provider.

HOUSING PROGRAMS: Some counties (not all) offer rent assistance (Section 8), mobilehome rehabilitation grants or loans, and utilities payment assistance.

WEIGHTS & MEASURES departments will inspect the accuracy of individual residential utility meters.

LEGAL RESOURCES: Some (not all) legal services organizations handle Mobilehome Residency Law. Small Claims Court Advisory offices assist in claims for contract disputes, landlord/tenant disputes, personal injury, property damage, theft, trespass, nuisance, etc.

SOCIAL SERVICES/PUBLIC ASSISTANCE: Most counties (and some non-profit organizations) provide services, grants and vouchers for medical care, food, in-home care, emergency housing, etc.

VETERANS SERVICES: Some veterans may be eligible for mobilehome loans, or grants to adapt a home for service-related disabilities, and other services. Also, see *calvet.ca.gov*.

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
ALAMEDA **Dial 211** **acgov.org**	**Housing Authority** (510) 538-8876 **Animal Services/Sheriff** (925) 803-7040 **Community Action Partnership** (510) 238-2362 **Weights & Measures** (510) 268-7343	**Bay Area Legal Services** (510) 250-5270 or (800) 551-5554 **Alameda County Bar Association** (510) 302-2222 **Legal Services of No. California** (530) 823-7560 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (510) 272-1393	**Adult Protective Services** (510) 577-3500 **Area Agency on Aging** (800) 510-2020 (510) 577-3530 **United Way** (530) 241-7521	Fremont (510) 795-2686 Hayward (510) 265-8271 Livermore (510) 577-3546 Oakland (510) 577-3545 (510) 763-3904

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
ALPINE **alpinecountyca.gov**	**Housing Assistance Program** (209) 557-2000 **Animal Services/Sheriff** (530) 694-2231 **Community Action Partnership** (760) 873-8557 **Weights & Measures** See El Dorado County	**Senior Legal Hotline** (800) 222-1753 **Legal Services of No. California** (530) 823-7560 (800) 660-6107 **Small Claims Court Advisor** (530) 694-2113	**Adult Protective Services** (888) 755-8099 **Area Agency on Aging** (209) 532-6272 **Social Services** (530) 694-2235	See Sonora (209) 588-2600
AMADOR **co.amador.ca.us**	**Housing Assistance Program** (209) 557-2000 **Animal Services/Enforcement** (209) 223-6378 **Community Action Partnership** (209) 223-1485 **Weights & Measures** (209) 223-6831	**Senior Legal Hotline** (800) 222-1753 **Legal Services of No. California** (530) 823-7560 **Small Claims Court Advisor** (209) 257-2603	**Adult Protective Services** (209) 223-6550 (844) 835-3685 **Area Agency on Aging** (209) 223-0442 **Social Services** (209) 223-6650 (844) 835-3685 **United Way** (916) 368-3000	Jackson (209) 267-5764
BUTTE **Dial 211** **buttecounty.net**	**Housing Authority** (530) 895-4474 **Animal Services/Enforcement** (530) 891-2907 Chico (530) 538-7409 Oroville **Community Action Partnership** (530) 712-2600 **Weights & Measures** (530) 891-2756	**Legal Services of No. California** (530) 345-9491 or (800) 345-9491 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (530) 532-7015 Oroville (530) 532-7024 Chico	**Adult Protective Services** (800) 664-9774 **Area Agency on Aging** (530) 898-5923 (800) 499-9189 (530) 879-3845 Chico **Social Services** (877) 410-8803 **United Way** (530) 241-7521	Chico (530) 891-2759
CALAVERAS **calaverasgov.us**	**Housing Assistance Program** (209) 557-2000 **Animal Services/Enforcement** (209) 754-6509 **Community Action Partnership** (209) 754-6452 **Weights & Measures** (209) 754-6504 x3	**Legal Services of No. California** (530) 823-7560 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (209) 754-1443	**Adult Protective Services** (209) 754-6452 **Area Agency on Aging** (209) 532-6272 **Social Services** (209) 754-6460 **United Way** (209) 572-2255	San Andreas (209) 754-6624

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
COLUSA **countyofcolusa.org**	**Regional Housing Authority** (530) 671-0220 **Animal Services/Enforcement** (530) 458-0229 **Community Action Partnership** (530) 934-6514 **Weights & Measures** (530) 458-0580	**Legal Services of No. California** (530) 345-9491 (seniors only) (800) 345-9491 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (530) 458-0602	**Adult Protective Services** (530) 458-0280 **Area Agency on Aging** (530) 898-5923 (530) 458-0250 Colusa **Health & Human Services** (530) 458-0280	Colusa (530) 458-0494
CONTRA COSTA **Dial 211** **co.contra-costa.ca.us**	**Housing Authority** (925) 957-8045 **Animal Services/Enforcement** (925) 335-8300 **Community Action Partnership** (877) 505-4630 **Weights & Measures** (925) 646-5250 Main (925) 427-8610 Knightsen	**Contra Costa Senior Legal Services** (510) 374-3712 **Bay Area Legal Services** (510) 250-5270 (925) 219-3325 (800) 551-5554 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (925) 686-6900	**Adult Protective Services** (925) 646-2854 **Area Agency on Aging** (925) 229-8434 **Social Services** (925) 313-1778 **United Way** (415) 808-4300	Brentwood (925) 313-1481 Danville (925) 313-1381 Martinez (925) 313-1481 Richmond (510) 374-3241
DEL NORTE **co.del-norte.ca.us**	**Crescent City Housing Authority** (707) 464-9216 **Animal Services/Enforcement** (707) 464-7235 **Community Action Partnership** (707) 464-3069 **Weights & Measures** (707) 464-7235	**Legal Services of No. California** (707) 445-0866 (800) 972-0002 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (707) 464-8115	**Adult Protective Services** (707) 464-3191 **Area Agency on Aging** (707) 442-3763 (707) 464-3191 Crescent City **Social Services** (707) 464-3191 **United Way** (707) 443-8637	Crescent City (707) 464-5534
EL DORADO **edcgov.us**	**Housing Authority** (530) 621-6300 **Animal Services/Enforcement** (530) 621-5795 **Community Action Partnership** (530) 621-6150 **Weights & Measures** (530) 621-5520 Placerville (916) 358-3555 x5520 ED Hills (530) 573-7955 x5520 So. LT	**Legal Services of No. California** (530) 823-7560 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (530) 621-5867 Cameron Park (530) 573-3075 So. Lake Tahoe (800) 815 2947	**Adult Protective Services** (530) 642-4800 **Area Agency on Aging** (530) 621-6150 **Social Services** (530) 642-7300 Placerville (530) 573-3200 So. Lake Tahoe **United Way** (916) 368-3000	Placerville (530) 621-5892 So. Lake Tahoe (530) 573-3134

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
FRESNO **Dial 211** **co.fresno.ca.us**	**Fresno Housing Authority** (559) 443-8400 **Animal Services/Enforcement** (559) 600-3357 **Community Action Partnership** (559) 263-1000 **Weights & Measures** (559) 600-7510	**California Rural Legal Assistance** Fresno (559) 441-8721 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (559) 457-2174	**Adult Protective Services** (559) 600-3383 (800) 418-1426 **Area Agency on Aging** (559) 600-4405 **Social Services** (855) 832-8082 **United Way** (559) 244-5710	Fresno (559) 600-5436
GLENN **countyofglenn.net**	**Housing Authority** (530) 895-4474 **Animal Services/Sheriff** (530) 934-6431 **Community Action Partnership** (530) 934-6510 **Weights & Measures** (530) 934-6501	**Legal Services of No. California** (530) 345-9491 (800) 345-9491 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court info** (530) 934-7114	**Adult Protective Services** (530) 865-6164 **Area Agency on Aging** (530) 898-5923 **Health & Human Services** (530) 934-1421 **United Way** (530) 241-7521	Willows (530) 934-6524
HUMBOLDT **Dial 211** **humboldtgov.org**	**Housing Authority** (707) 443-4583 **Animal Services/Enforcement** (707) 441-4144 **Community Action Partnership** (707) 269-2001 **Weights & Measures** (707) 441-5260 x0	**Legal Services of No. California** (707) 445-0866 (800) 972-0002 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (707) 445-7256	**Adult Protective Services** (707) 476-2100 (866) 527-8614 (707) 445-7715 after hours **Area Agency on Aging** (707) 442-3763 **Social Services** (877) 410-8809 **United Way** (707) 443-8637	Eureka (707) 445-7341
IMPERIAL **co.imperial.ca.us**	**Housing Authority** (707) 351-7000 **Animal Services/Enforcement** (760) 339-6291 **Community Action Partnership** (760) 370-5100 **Weights & Measures** (760) 482-4314	**California Rural Legal Assistance** (760) 353-0220 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (760) 482-2271	**Adult Protective Services** (760) 337-7878 **Area Agency on Aging** (760) 339-6450 **Social Services** (760) 337-6800 **United Way** (760) 355-4900	El Centro (442) 265-3201

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
INYO **inyocounty.us**	**Housing Assistance Program** (209) 557-2000 **Animal Services/Enforcement** (760) 938-2715 **Community Action Partnership** (760) 873-8557 **Weights & Measures** (760) 873-7860	**Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (760) 872-4444	**Adult Protective Services** (760) 872-1727 (800) 841-5011 **Area Agency on Aging** (760) 873-6364 **Health & Human Services** (760) 873-7868 (866) 398-7134	Bishop (760) 873-7850
KERN **Dial 211** **co.kern.ca.us**	**Housing Authority** (661) 631-8500 **Animal Services/Enforcement** (661) 868-7100 **Community Action Partnership** (661) 336-5236 **Weights & Measures** (661) 868-6300	**California Rural Legal Assistance** (661) 725-4350 Delano (661) 845-9066 Lamont **Central California Legal Services** (559) 570-1200 or (800) 675-8001 **Greater Bakersfield Legal Assistance** (661) 325-5943 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (661) 868-2532	**Adult Protective Services** (661) 868-1006 (800) 277-7866 **Area Agency on Aging** (661) 868-1000 **Human Services** (661) 631-6000 **United Way** (661) 834-1820	Bakersfield (866) 218-5367
KINGS **Dial 211** **countyofkings.com**	**Housing Authority** (559) 582-2806 **Animal Services/Enforcement** (559) 584-9214 **Community Action Partnership** (559) 582-4386 **Weights & Measures** (559) 582-3211 x2830	**Senior Legal Hotline** (800) 222-1753 **Small Claims Court info** (559) 582-1010 Hanford (559) 582-4095 Avenal (559) 992-5193 Corcoran	**Adult Protective Services** (559) 582-3241 (800) 289-9981 (866) 582-8776 Hotline **Area Agency on Aging** (559) 623-0199 **Human Services Agency** (559) 582-3241 (877) 410-8813 **United Way** (559) 584-1536	Hanford (559) 852-2669

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
LAKE **co.lake.ca.us**	**Housing Commission** (707) 995-4200 **Animal Services/Enforcement** (707) 263-0278 **Community Action Partnership** (707) 467-3200 **Weights & Measures** (219) 755-3680	**Legal Services of No. California** (707) 462-1471 (877) 529-7700 toll free **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (707) 994-6598	**Adult Protective Services** (707) 995-4680 (888) 221-2204 **Area Agency on Aging** (707) 262-4517 (707) 995-4200 Lower Lake **Social Services** (707) 995-4200 **United Way** (707) 462-4483	Clearlake (707) 995-7200 Lakeport (707) 263-2384
LASSEN **lassencounty.org**	**Community Development Dept.** (530) 251-8269 **Animal Services/Enforcement** (530) 257-9200 **Community Action Partnership** (530) 283-2466 **Weights & Measures** (530) 251-8110	**Legal Services of No. California** (530) 241-3565 (800) 822-9687 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (530) 251-8353	**Adult Protective Services** (530) 251-8158 Hotline (530) 257-6121 after hours **Area Agency on Aging** (530) 842-1687 **Health & Social Services** (530) 251-8158 **United Way** (530) 241-7521	Susanville (530) 251-8192
LOS ANGELES **Dial 211** **lacounty.gov**	**Housing Authority** (323) 890-7400 **Animal Services/Enforcement** (562) 728-4882 **Community Action Partnership** (213) 744-7333 (562) 908-4800 **Weights & Measures** (626) 575-5471 Arcadia (562) 622-0402 South Gate	**Alternate Dispute Resolution** (213) 974-5425 **Dispute Resolution Program** (213) 738-2621 **Legal Aid Foundation of L.A.** (323) 801-7906 or (800) 399-4529 **Legal Services of L.A. County** (800) 433-6251 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (800) 593-8222 **Unlawful Detainer (evictions)** (213) 974-6135	**Adult Protective Services** (877) 477-3646 **Area Agency on Aging** (213) 738-4000 (City) (213) 738-4004 (County) (800) 510-2020 **Public Social Services** (877) 481-1044 **United Way** (213) 808-6220	Main (213) 744-4825 Chatsworth (818) 576-0201 Culver City (310) 641-0326 Lancaster (661) 974-8842 (661) 726-4410 Gardena (310) 767-1221 Long Beach (562) 826-8000 x4657 L.A. (213) 253-2677 x4605 (310) 478-3711 x48659 (310) 478-3711 x48425 North Hills (818) 892-9227 Rancho Dominquez (310) 761-2221 Sepulveda (818) 891-7711 x9146 West Covina (626) 813-3402

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
MADERA **madera-county.com**	**Housing Authority** (559) 674-5695 **Animal Services/Enforcement** (559) 675-7891 **Community Action Partnership** (559) 673-9173 **Weights & Measures** (559) 675-7876	**California Rural Legal Assistance** (559) 674-5671 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court info** (559) 675-7944	**Adult Protective Services** (559) 675-7839 **Area Agency on Aging** (559) 600-4405 **Social Services** (559) 675-7841 **United Way** (559) 674-9780	Madera (559) 675-7766
MARIN **Dial 211** **marincounty.org**	**Housing Authority** (415) 491-2525 **Animal Services/Enforcement** (415) 499-6358 **Community Action Partnership** (415) 526-7500 **Weights & Measures** (415) 473-7888	**Bay Area Legal Services** (415) 354-6360 (800) 551-5554 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (415) 444-7130	**Adult Protective Services** (415) 473-2774 **Area Agency on Aging** (415) 499-7396 **Human Services** (415) 473-3696 **United Way** (415) 808-4300	San Rafael (415) 473-6193
MARIPOSA **mariposacounty.org**	**Housing Authority** (209) 966-3609 **Animal Services/Enforcement** (209) 966-3615 **Community Action Partnership** (209) 754-6452 **Weights & Measures** (209) 966-2075	**Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (209) 966-2005	**Adult Protective Services** (209) 966-7000 (209) 966-3614 after hours (209) 966-2000 after hours **Area Agency on Aging** (209) 966-5315 **Human Services** (209) 966-2000	Mariposa (209) 966-3696
MENDOCINO **Dial 211** **co.mendocino.ca.us**	**Housing Authority** (707) 463-5482 **Animal Services/Enforcement** (707) 463-4427 **Community Action Partnership** (707) 462-1954 **Weights & Measures** (707) 463-4208	**Legal Services of No. California** (707) 462-1471 (877) 529-7700 toll free **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (707) 468-2002 Ukiah (707) 964-3192 Fort Bragg	**Adult Protective Services** (707) 962-1102 (24hrs) (800) 350-2237 (24hrs) **Area Agency on Aging** (707) 262-4517 **Social Services** (707) 472-2333 Ukiah (707) 962-1000 Fort Bragg (707) 456-3740 Willets **United Way** (707) 462-4483	Fort Bragg (707) 964-9695 Ukiah (707) 463-4662 Willits (707) 456-3792

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
MERCED **co.merced.ca.us**	**Housing Authority** (209) 722-3501 **Animal Services/Enforcement** (209) 385-7436 **Community Action Partnership** (209) 723-4565 **Weights & Measures** (209) 385-7431	**Central California Legal Services** (209) 723-5466 (800) 464-3111 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (209) 725-4111	**Adult Protective Services** (209) 385-3105 **Area Agency on Aging** (209) 385-7550 **Human Services** (209) 385-3000 **United Way** (209) 383-4242	Merced (209) 385-7588
MODOC **co.modoc.ca.us**	**Housing Authority** (530) 225-5160 **Animal Services/Sheriff** (530) 233-4416 **Community Action Partnership** (530) 233-7660 **Weights & Measures** (530) 233-6401	**Legal Services of No. California** (530) 241-3565 (800) 822-9687 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (530) 233-2008	**Adult Protective Services** (530) 233-6602 **Area Agency on Aging** (530) 842-1687 **Social Services** (530) 233-6601 **United Way** (530) 241-7521	Alturas (530) 233-6209
MONO **monocounty.ca.gov**	**Housing Assistance Program** (209) 557-2000 **Animal Services/Enforcement** (760) 932-5630 **Community Action Partnership** (760) 873-8557 **Weights & Measures** (760) 873-7860	**Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (760) 932-5239 Bridgeport (760) 924-5444 Mammoth Lakes	**Adult Protective Services** (760) 932-7755 (800) 340-5411 **Area Agency on Aging** (760) 873-6364 **Social Services** (760) 924-1770 Mammoth Lakes (760) 932-5600 Bridgeport (530) 495-1262 Walker	Bishop (760) 873-7850
MONTEREY **Dial 211** **co.monterey.ca.us**	**Housing Authority** (831) 775-5000 **Animal Services/Enforcement** (831) 769-8850 **Community Action Partnership** (831) 755-8492 **Weights & Measures** (831) 759-7325	**California Rural Legal Assistance** (831) 757-5221 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (831) 582-5235	**Adult Protective Services** (831) 755-4466 (831) 883-7565 (800) 510-2020 **Area Agency on Aging** (831) 755-3403 **Social Services** (831) 755-4448 **United Way** (831) 372-8026	Monterey (831) 647-7613 (831) 883-3811 Salinas (831) 796-3585

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
NAPA **Dial 211** **countyofnapa.org**	**Housing Authority** (707) 257-9543 **Animal Services/Enforcement** (707) 253-4382 **Community Action Partnership** (707) 253-6100 **Weights & Measures** (707) 944-8714	**Bay Area Legal Services** (707) 320-6348 (800) 551-5554 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (707) 299-1130	**Adult Protective Services** (707) 253-4398 (888) 619-6913 after hours **Area Agency on Aging** (707) 644-6612 **Health & Human Services** (707) 253-4279 **United Way** (415) 808-4300	Napa (707) 253-6072 (800) 498-9455
NEVADA **Dial 211** **mynevadacounty.com**	**Housing Authority** (530) 671-0220 **Animal Services/Sheriff** (530) 265-1471 **Community Action Partnership** (530) 265-1645 **Weights & Measures** (530) 273-2648	**Legal Services of No. California** (530) 823-7560 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (530) 470-2594	**Adult Protective Services** (530) 265-1639 (888) 339-7248 (530) 265-1217 (24 hrs) **Area Agency on Aging** (916) 486-1876 **Social Services** (530) 265-1340 **United Way** (530) 274-8111	Grass Valley (530) 273-3397
ORANGE **Dial 211** **ocgov.com**	**Housing Authority** (714) 480-2700 **Animal Services/Enforcement** (714) 935-6848 (949) 249-5160 **Community Action Partnership** (714) 897-6670 **Weights & Measures** (714) 955-0100	**Legal Aid Society of Orange County** (714) 571-5200 or (800) 834-5001 **Senior Citizens Legal Advocacy Program** (714) 571-5200 or (800) 834-5001 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (714) 571-5277	**Adult Protective Services** 800-451-5155 Hotline **Area Agency on Aging** (714) 567-7500 **Public Assistance** (714) 541-4895 (949) 389-8456 **United Way** (949) 660-7600	Santa Ana (714) 480-6555

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
PLACER **placer.ca.gov**	**Housing Authority** (530) 889-7610 (888) 385-5160 **Animal Services/Enforcement** (530) 886-5541 Auburn (530) 546-1990 Tahoe Vista **Community Action Partnership** (916) 782-3443 **Weights & Measures** (530) 889-7372	**Legal Services of No. California** (530) 823-7560 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (530) 823-1019	**Adult Protective Services** (916) 787-8860 (888) 886-5401 **Area Agency on Aging** (916) 486-1876 **Health & Human Services** (530) 889-7141 Auburn (530) 546-1900 Tahoe **United Way** (916) 368-3000	Rocklin (916) 780-3290
PLUMAS **countyofplumas.com**	**Community Devel. Commission** (530) 283-2466 (800) 993-5399 **Animal Services/Enforcement** (530) 283-3673 **Community Action Partnership** (530) 283-2466 **Weights & Measures** (530) 283-6365	**Legal Services of No. California** (530) 345-9491 (800) 345-9491 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court info** (530) 283-6305	**Adult Protective Services** (530) 283-6350 **Area Agency on Aging** (530) 898-5923 **Social Services** (530) 283-6350 **United Way** (530) 241-7521	Quincy (530) 283-6275
RIVERSIDE **Dial 211** **countyofriverside.us**	**Housing Authority** (951) 351-0700 (760) 863-2828 **Animal Services/Enforcement** (760) 921-7857 Blythe (760) 343-3644 Coachella Valley (951) 358-7387 San Jacinto **Community Action Partnership** (951) 955-4900 (800) 511-1110 **Weights & Measures** (951) 955-3030	**California Rural Legal Assistance** (760) 398-7261 **Inland Counties Legal Services** (951) 368-2555 Riverside (760) 342-1591 Indio **Riverside Legal Aid** (951) 682-7968 Riverside (760) 347-9456 Indio **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (951) 274-4499 Riverside (760) 393-2163 Desert region	**Adult Protective Services** 800-491-7123 **Area Agency on Aging** (951) 867-3800 **Social Services** (951) 358-3000 **United Way** Central (951) 929-9691 Desert (760) 323-2731 Inland (951) 697-4700 Corona-Norco (951) 736-0620	Banning (951) 766-2566 Blythe (760) 863-8266 Corona (951) 276-3060 Hemet (951) 766-2566 Indio (760) 863-8266 Murrieta (951) 766-2566 Palm Desert (760) 863-8266 Riverside (951) 955-3060 (800) 481-2101

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
SACRAMENTO **Dial 211** **saccounty.net**	**Housing Authority** (916) 440-1390 **Animal Services/Enforcement** (916) 368-7387 **Community Action Partnership** (916) 263-3800 **Weights & Measures** (916) 875-6603	**Legal Services of No. California** (916) 551-2150 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (916) 875-7846 **Voluntary Legal Resources** (916) 551-2102	**Adult Protective Services** (916) 874-9377 **Area Agency on Aging** (916) 486-1876 **Health & Human Services** (916) 875-2000 **United Way** (916) 368-3000	Sacramento (916) 874-6811
SAN BENITO **cosb.us**	**County Housing Programs** (831) 636-4316 x14 **Animal Services/Enforcement** (831) 636-4320 **Community Action Partnership** (831) 636-4180 **Weights & Measures** (831) 637-5344	**Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (831) 786-7370	**Adult Protective Services** (831) 636-4190 (866) 580-4357 **Area Agency on Aging** (831) 688-0400 **Health & Human Services** (831) 636-4180 **United Way** (831) 479-5466	Monterey (831) 637-7613
SAN BERNARDINO **Dial 211** **sbcounty.gov**	**Community Devel. & Housing** (909) 387-4700 San Bernardino (909) 890-5360 Ontario (760) 243-1043 Victorville **Animal Services/Enforcement** (800) 782-4264 **Community Action Partnership** (909) 723-1500 **Weights & Measures** (909) 387-2140	**Inland Counties Legal Services** (760) 241-7073 Victorville (909) 884-8615 San Bernardino (909) 980-0982 Rancho Cucamonga **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (909) 708-8606 (800) 634-9085	**Adult Protective Services** (877) 565-2020 **Human Services** (909) 387-4717 **United Way** Inland (909) 980-2857 Desert (760) 242-5370 Mojave Valley (760) 256-8789 Indian Wells Vly (760) 375-1920 Arrowhead (909) 884-9441	Main (866) 472-8387 Chino (909) 465-5241 Hesperia (760) 995-8010 San Bernardino (909) 387-5516 Twentynine Palms (760) 361-4636 Yucca Valley (760) 228-5234

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
SAN DIEGO **Dial 211** **sandiegocounty.gov**	**Housing & Community Devel.** (858) 694-4801 **Home Repair Loans** (858) 694-8750 **Rental Assistance** (858) 694-8742 **Section 8 Assistance** (858) 694-4801 **Animal Services/Enforcement** (619) 767-2675 **Community Action Partnership** (619) 338-2799 **Weights & Measures** (858) 694-2778	**California Rural Legal Assistance** (760) 966-0511 **Legal Aid Society of San Diego** (877) 534-2524 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (858) 634-1777	**Adult Protective Services** (800) 510-2020 (800) 339-4661 **Area Agency on Aging** (858) 495-5885 **Public Assistance** (866) 262-9881 **United Way** (858) 492-2000	Escondido (760) 466-7054 Oceanside (760) 643-2049 San Diego (858) 694-3222 (858) 552-8585 x1813 San Marcos (760) 744-6914
SAN FRANCISCO **Dial 211** **sfgov.org**	**Housing Authority** (415) 554-1200 **Animal Services/Enforcement** (415) 554-6364 **Community Action Partnership** (415) 749-5600 **Weights & Measures** (415) 252-3884	**Bay Area Legal Services** (415) 354-6360 (800) 551-5554 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (415) 551-5880	**Adult Protective Services** (415) 355-6700 (24 hrs) (800) 814-0009 (24 hrs) **Area Agency on Aging** (415) 355-3555 **Human Services** (415) 557-5000 **United Way** (415) 808-4300	San Francisco (415) 503-2000 (415) 379-5613 (800) 807-5799
SAN JOAQUIN **Dial 211** **sjgov.org**	**Housing Authority** (209) 460-5039 **Animal Services/Sheriff** (209) 953-6070 **Community Action Partnership** (209) 468-2202 **Weights & Measures** (209) 953-6000	**California Rural Legal Assistance** (209) 946-0605 Stockton **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (209) 992-5701	**Adult Protective Services** (209) 468-3780 **Area Agency on Aging** (209) 468-2202 **Human Services** (209) 468-1000 **United Way** (209) 469-6980	Stockton (209) 468-2916

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
SAN LUIS OBISPO **Dial 211** **slocounty.ca.gov**	**Housing Authority** (805) 543-4478 **Animal Services/Enforcement** (805) 781-4400 **Community Action Partnership** (805) 544-4355 **Weights & Measures** (805) 781-5910 SLO (805) 473-7090 Arroyo Grande (805) 434-5950 Templeton	**California Rural Legal Assistance** (805) 239-3708 Paso Robles (805) 544-7997 San Luis Obispo **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (805) 781-5856	**Adult Protective Services** (805) 781-1790 (844) 729-8011 after hours **Area Agency on Aging** (805) 925-9554 **Social Services** (805) 781-1600 **United Way** (805) 541-1234	San Luis Obispo (805) 788-2687
SAN MATEO **Dial 211** **co.sanmateo.ca.us**	**Housing Authority** (650) 802-3300 **Animal Services/Enforcement** (650) 573-3726 **Community Action Partnership** (650) 802-3378 **Weights & Measures** (650) 363-4700	**Bay Area Legal Services** (650) 472-2666 (800) 551-5554 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (650) 261-5015	**Adult Protective Services** 800-675-8437 **Area Agency on Aging** (650) 573-2700 **Human Services** (800) 223-8383 **United Way** (415) 808-4300	Belmont (650) 802-6446
SANTA BARBARA **Dial 211** **countyofsb.org**	**Housing Office** (805) 736-3423 **Animal Services/Enforcement** (805) 737-7755 Lompoc (805) 681-5285 Santa Barbara **Community Action Partnership** (805) 964-8857 **Weights & Measures** (805) 934-6200	**California Rural Legal Assistance** (805) 922-4563 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (805) 349-1289 Lompoc (805) 568-3303 Santa Barbara (805) 349-1289 Santa Maria (805) 349-1289 Solvang	**Adult Protective Services** (805) 681-4550 Santa Barbara (805) 346-8303 Santa Maria (805) 737-6020 Lompoc (805) 922-1236 after hrs **Area Agency on Aging** (805) 925-9554 **Social Services** (805) 681-4401 Santa Barbara (805) 346-7135 Santa Maria (805) 737-7080 Lompoc **United Way** (805) 965-8591 (805) 922-0329 Northern	Santa Barbara (805) 681-4500 Santa Maria (805) 346-7160

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
SANTA CLARA **Dial 211** **sccgov.org**	**Housing Authority** (408) 275-8770 **Animal Services/Enforcement** (408) 686-3900 **Community Action Partnership** (408) 278-2197 **Weights & Measures** (408) 918-4601	**Bay Area Legal Services** (408) 850-7066 or (800) 551-5554 **California Rural Legal Assistance** (831) 724-2253 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (408) 882-2100	**Adult Protective Services** (408) 975-4900 (800) 414-2002 **Area Agency on Aging** (408) 296-8290 **Social Services** (408) 755-7100 **United Way** (408) 345-4300	Santa Clara (408) 553-6000
SANTA CRUZ **Dial 211** **co.santa-cruz.ca.us**	**Housing Authority** (831) 454-9455 (831) 637-0487 **Animal Services/Enforcement** (831) 454-7200 **Community Action Partnership** (831) 763-2147 **Weights & Measures** (831) 763-8080	**California Rural Legal Assistance** (831) 724-2253 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (831) 786-7370	**Adult Protective Services** (831) 454-4101 (866) 580-4357 **Area Agency on Aging** (831) 688-0400 **Public Assistance** (888) 421-8080 **United Way** (831) 479-5466	Santa Cruz (831) 454-4761 Watsonville (831) 454-4761
SHASTA **Dial 211** **co.shasta.ca.us**	**Housing Authority** (530) 225-5160 **Animal Services/Enforcement** (530) 245-6065 **Community Action Partnership** (530) 225-5160 **Weights & Measures** (530) 224-4951	**Legal Services of No. California** (530) 241-3565 (800) 822-9687 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court info** (530) 245-6900	**Adult Protective Services** (530) 225-5798 **Area Agency on Aging** (530) 842-1687 **Health & Human Services** (877) 652-0731 **United Way** (530) 241-7521	Redding (530) 225-5616
SIERRA **sierracounty.ca.gov**	**Housing Authority** (530) 225-5160 **Animal Services/Sheriff** (530) 289-3700 **Community Action Partnership** (530) 283-2466 **Weights & Measures** See Plumas Co.	**Legal Services of No. California** (530) 823-7560 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (530) 289-3698	**Adult Protective Services** (530) 993-6700 Loyalton (530) 289-3711 Downieville (530) 289-3720 (24 hr) **Area Agency on Aging** (916) 486-1876 **Health & Human Services** (530) 993-6700	See Plumas County

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
SISKIYOU **co.siskiyou.ca.us**	**Housing Authority** (530) 225-5160 **Animal Services/Enforcement** (530) 841-4028 **Community Action Partnership** (530 233-7660 **Weights & Measures** (530) 841-4025	**Legal Services of No. California** (530) 241-3565 (800) 822-9687 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (530) 842-0197 (530) 842-0157	**Adult Protective Services** (530) 841-4200 (530) 842-7009 after hours **Area Agency on Aging** (530) 842-1687 **Health & Human Services** (530) 841-2700 **United Way** (530) 241-7521	Yreka (530) 842-8010
SOLANO **Dial 211** **co.solano.ca.us**	**Housing Authority** (707) 449-5675 **Animal Services/Enforcement** (707) 784-1356 **Community Action Partnership** (707) 422-8810 **Weights & Measures** (707) 784-1310	**Legal Services of No. California** (707) 643-0054 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (707) 207-7336	**Adult Protective Services** (707) 784-8259 (800) 850-0012 after hours **Area Agency on Aging** (707) 644-6612 **Health & Social Services** Dial 211 **United Way** (415) 808-4300	Fairfield (707) 784-6590
SONOMA **Dial 211** **sonomacounty.ca.gov**	**Housing Authority** (707) 565-7520 **Animal Services/Enforcement** (707) 565-7100 **Community Action Partnership** (707) 544-6911 **Weights & Measures** (707) 565-2371	**California Rural Legal Assistance** (707) 528-9941 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (707) 521-6534	**Adult Protective Services** (800) 667-0404 **Area Agency on Aging** (707) 565-5950 **Human Services** (707) 565-5800 **United Way** (707) 528-4485	Santa Rosa (707) 565-5960
STANISLAUS **Dial 211** **stancounty.com**	**Housing Assistance Program** (209) 557-2000 **Animal Services/Enforcement** (209) 558-7387 **Community Action Partnership** (209) 357-0062 **Weights & Measures** (209) 525-4730	**Senior Legal Hotline** (800) 222-1753 **California Rural Legal Assistance** (209) 577-3811 **Small Claims Court Advisor** (209) 530-3178	**Adult Protective Services** (800) 336-4316 **Area Agency on Aging** (209) 558-8698 **Community Services** (209) 558-2500 **United Way** (209) 572-2255	Modesto (209) 558-7380

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
SUTTER **co.sutter.ca.us**	**Regional Housing Authority** (530) 671-0220 **Animal Services/Enforcement** (530) 822-7375 **Community Action Partnership** (530) 749-5460 **Weights & Measures** (530) 822-7500	**Senior Legal Hotline** (800) 222-1753 **Small Claims Court info** (530) 822-3304	**Adult Protective Services** (530) 822-7227 (24 hrs) **Area Agency on Aging** (916) 486-1876 **Welfare & Social Services** (877) 652-0735 **United Way** (530) 743-1847	Marysville (530) 749-6710
TEHAMA **Dial 211** **co.tehama.ca.us**	**Housing Assistance** (530) 527-6159 **Animal Services/Enforcement** (530) 527-3439 **Community Action Partnership** (530) 527-6159 **Weights & Measures** (530) 527-4504	**Legal Services of No. California** (530) 345-9491 (800) 345-9491 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (530) 828-3250	**Adult Protective Services** (530) 527-1911 (800) 323-7711 **Area Agency on Aging** (530) 898-5923 **Social Services** (530) 527-1911 **United Way** (530) 241-7521	Red Bluff (530) 529-3664
TRINITY **trinitycounty.org**	**Housing Authority** (530) 225-5160 **Animal Services/Enforcement** (530) 623-1370 **Community Action Partnership** (530) 934-6514 **Weights & Measures** (530) 623-1356	**Legal Services of No. California** (530) 241-3565 (800) 822-9687 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court info** (530) 623-1208	**Adult Protective Services** (530) 623-1314 **Area Agency on Aging** (530) 842-1687 **Health & Human Services** (530) 623-1265 (800) 851-5658 **United Way** (530) 241-7521	Weaverville (530) 623-3975
TULARE **Dial 211** **tularecounty.ca.gov**	**Housing Authority** (559) 627-3700 **Animal Services/Enforcement** (559)-636-4050 **Community Action Partnership** (559) 732-4194 **Weights & Measures** (559) 684-3350	**Central California Legal Services** (559) 733-8770 (800) 350-3654 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court info** (559) 730-5000	**Adult Protective Services** (559) 623-0651 (877) 657-3092 **Area Agency on Aging** (559) 623-0199 **Health & Human Services** (800) 834-7121 **United Way** (559) 685-1766	Tulare (559) 684-4960

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
TUOLUMNE **tuolumnecounty.ca.gov**	**Housing Assistance Program** (209) 557-2000 **Animal Services/Enforcement** (209) 694-2730 **Community Action Partnership** (209) 533-1397 **Weights & Measures** (209) 533-6600	**Senior Legal Hotline** (800) 222-1753 **Small Claims Court info** (209) 533-6565	**Adult Protective Services** (209) 533.5717 **Area Agency on Aging** (209) 533-2622 **Social Services** (209) 533-5711 **United Way** (209) 572-2255	Sonora (209) 533-6280
VENTURA **Dial 211** **ventura.org**	**Housing Authority** (805) 480-9991 (800) 800-2123 **Animal Services/Enforcement** (805) 388-4341 **Community Action Partnership** (805) 436-4000 **Weights & Measures** (805) 654-2428	**California Rural Legal Assistance** (805) 483-8083 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (805) 654-5054	**Adult Protective Services** (805) 654-3200 **Area Agency on Aging** (805) 477-7300 **Social Services** Dial 211 **United Way** (805) 485-6288	Ventura (805) 477-5155 (866) 904-9362
YOLO **Dial 211** **yolocounty.org**	**Housing Dept.** (530) 662-5428 **Animal Services/Enforcement** (916) 375-6492 (530) 668-5287 Woodland **Community Action Partnership** (530) 661-2750 **Weights & Measures** (530) 666-8140	**Legal Services of No. California** (530) 662-1065 (877) 883-4927 (seniors only) **Senior Legal Hotline** (800) 222-1753 **Small Claims Court Advisor** (530) 758-1927 (800) 404-3288	**Adult Protective Services** (530) 661-2727 (888) 675-1115 **Area Agency on Aging** (916) 486-1876 **Health & Human Services** (916) 375-6200 West Sac (530) 406-4444 Winters (530) 661-2750 Woodland **United Way** (916) 368-3000 (530) 662-3633 Woodland	Woodland (530) 406-4850 (530) 406-4851

COUNTY	HOUSING PROGRAMS & OTHERS	LEGAL RESOURCES	SOCIAL SERVICES and PUBLIC ASSISTANCE	VETERANS SERVICES
YUBA **co.yuba.ca.us**	**Housing Authority** (530) 749-5460 **Animal Services/Sheriff** (530) 749-7777 **Community Action Partnership** (530) 749-5460 **Weights & Measures** (530) 749-5400	**California Rural Legal Assistance** (530) 742-5191 **Senior Legal Hotline** (800) 222-1753 **Small Claims Court info** (530) 749-7600	**Adult Protective Services** (530) 749-6471 (24 hrs) (866) 999-9113 **Health & Human Services** (530) 749-6311 **Area Agency on Aging** (916) 486-1876 **United Way** (530) 743-1847	Marysville (530) 749-6710

Exhibit 6

HCD Mobile Home Parks
San Bernardino and Riverside Counties

HCD List County of San Bernardino Mobile Home and RV lots

Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
RANCHO ONTARIO MOBILE HOME PAR	SAN BERNARDINO	1456 E PHILADELPHIA, ONTARIO, CA 91761, (909) 947-4217	HCD - SOUTHERN A	451	0
COUNTRY MEADOWS MHP	SAN BERNARDINO	1855 E RIVERSIDE DR, ONTARIO, CA 91761, (909) 947-3918	HCD - SOUTHERN A	437	0
EMERALD COVE RESORT	SAN BERNARDINO	MWD HWY CROSSROADS, EARP, CA 92242, (909) 797-8363	HCD - SOUTHERN A	410	0
MOUNTAIN SHADOWS MH COMMUNITY	SAN BERNARDINO	4040 E PIEDMONT DR, HIGHLAND, CA 92346, (909) 864-1522	HCD - SOUTHERN A	403	0
GOLD WEST MHP	SAN BERNARDINO	15252 SENECA RD, VICTORVILLE, CA 92392, (760) 241-6244	VICTORVILLE BUIL	366	0
VALENCIA LEA MHP	SAN BERNARDINO	3850 E ATLANTIC AVE, SAN BERNARDINO, CA 92401, (909) 864-1200	HCD - SOUTHERN A	309	0
LAKE LOS SERRANOS MHP	SAN BERNARDINO	15111 PIPELINE AVE, CHINO HILLS, CA 91709, (714) 597-1791	HCD - SOUTHERN A	305	0
LAKEVIEW MOBILE ESTATES	SAN BERNARDINO	11050 BRYANT ST, YUCAIPA, CA 92399, (619) 326-2672	CITY OF YUCAIPA,	296	0
ALTA LAGUNA MH ESTATES	SAN BERNARDINO	10210 BASELINE RD, RANCHO CUCAMONGA, CA 91730, (909) 987-2570	CITY OF RANCHO C	294	0
VICTOR VILLA MHP, LTD	SAN BERNARDINO	13393 MARIPOSA RD, VICTORVILLE, CA 92392, (760) 241-7163	VICTORVILLE BUIL	286	0
CADENA CREEK MOBILE HOME PARK	SAN BERNARDINO	2851 S LA CADENA DR, COLTON, CA 92324, (909) 824-1910	HCD - SOUTHERN A	281	0
HOLIDAY HOMES	SAN BERNARDINO	701 MONTARA RD, BARSTOW, CA 92311, (760) 252-3511	HCD - SOUTHERN A	264	0
LAMPLIGHTER CHINO MHP	SAN BERNARDINO	4400 PHILADELPHIA ST, CHINO, CA 91710, (909) 627-3514	HCD - SOUTHERN A	260	0
RANCHO MEDITERRANIA	SAN BERNARDINO	700 E WASHINGTON, COLTON, CA 92324, (909) 825-7460	HCD - SOUTHERN A	260	0
MERIDIAN TERRACE MHP	SAN BERNARDINO	243 N MERIDIAN AVE., SAN BERNARDINO, CA 92410, (909) 888-0218	HCD - SOUTHERN A	257	0
SANTIAGO DESERT VIEW ESTATES	SAN BERNARDINO	2494 W MAIN ST, BARSTOW, CA 92311, (760) 256-8007	HCD - SOUTHERN A	251	0
WHISPERING PINES ESTATES	SAN BERNARDINO	391 MONTCLAIR, BIG BEAR CITY, CA 92314, (909) 987-2570	HCD - SOUTHERN A	250	0
LAMPLIGHTER ONTARIO MHC	SAN BERNARDINO	2139 E 4TH ST, ONTARIO, CA 91764, (909) 987-4119	HCD - SOUTHERN A	246	0
ECHO LODGE RESORT	SAN BERNARDINO	451 PARKER DAM RD, PARKER DAM, CA 92267, (619) 367-6414	HCD - SOUTHERN A	245	0
SEQUOIA PLAZA MH COMMUNITY	SAN BERNARDINO	2505 FOOTHILL BLVD, SAN BERNARDINO, CA 92410, (909) 889-7916	HCD - SOUTHERN A	242	0
CEDAR VILLAGE MHP	SAN BERNARDINO	10701 CEDAR AVE, BLOOMINGTON, CA 92316, (714) 597-1791	HCD - SOUTHERN A	239	0
RANCHO MONTE VISTA	SAN BERNARDINO	15050 MONTE VISTA AVE, CHINO HILLS, CA 91709, (714) 597-7019	HCD - SOUTHERN A	226	0
UPLAND MEADOWS	SAN BERNARDINO	929 E FOOTHILL BLVD, UPLAND, CA 91786, (909) 982-8382	HCD - SOUTHERN A	223	0
RECHE CANYON MOBILE ESTATES	SAN BERNARDINO	2751 RECHE CANYON RD, COLTON, CA 92324, (909) 797-0505	HCD - SOUTHERN A	218	19
EL DORADO PALMS MH ESTATES	SAN BERNARDINO	35218 FIR AVE, YUCAIPA, CA 92399, (619) 241-6244	CITY OF YUCAIPA,	217	0
HIGHLANDS MHP	SAN BERNARDINO	7717 CHURCH AVE, HIGHLAND, CA 92346, (909) 949-0377	HCD - SOUTHERN A	215	0
LOS RANCHOS	SAN BERNARDINO	20683 WAALEW RD, APPLE VALLEY, CA 92307, (619) 367-9901	HCD - SOUTHERN A	214	0
SIERRA MOBILE ESTATES	SAN BERNARDINO	17333 VALLEY BLVD, FONTANA, CA 92335, (909) 823-0988	FONTANA BUILDIN(	213	0
FERNWOOD MHP	SAN BERNARDINO	1512 E 5TH ST, ONTARIO, CA 91764, (714) 986-9443	HCD - SOUTHERN A	212	3
UPLAND EL DORADO MHP	SAN BERNARDINO	1400 W 13TH ST, UPLAND, CA 91786, (619) 241-6244	HCD - SOUTHERN A	210	0
ORANGE GROVE MOBILE ESTATES	SAN BERNARDINO	626 DEARBORN ST, REDLANDS, CA 92374, (714) 794-2615	HCD - SOUTHERN A	209	0
ALTA VISTA MHP	SAN BERNARDINO	10350 BASELINE RD, RANCHO CUCAMONGA, CA 91701, (714) 597-7016	CITY OF RANCHO C	207	0
HACIENDA MOBILE ESTATES	SAN BERNARDINO	4361 E MISSION, MONTCLAIR, CA 91763, (714) 328-6697	HCD - SOUTHERN A	204	0
CASA VOLANTE MHP	SAN BERNARDINO	8651 FOOTHILL, RANCHO CUCAMONGA, CA 91730, (999) 823-9527	CITY OF RANCHO C	203	0
OAK GLEN RESORT	SAN BERNARDINO	38955 OAK GLEN RD, YUCAIPA, CA 92399, (909) 862-0208	HCD - SOUTHERN A	203	0
RAM ROD SENIOR HOUSING INC	SAN BERNARDINO	1010 N TERACE RD, RIALTO, CA 92376, (619) 247-0040	RIALTO BUILDING I	202	0
HILLCREST MOBILE ESTATES	SAN BERNARDINO	33600 CALIMESA BLVD, YUCAIPA, CA 92399, (619) 367-9901	CITY OF YUCAIPA,	196	0
GRAND ROYAL ESTATES	SAN BERNARDINO	22111 NEWPORT AVE, GRAND TERRACE, CA 92324, (714) 825-2468	HCD - SOUTHERN A	189	0
RIALTO MOBILE VILLA 1	SAN BERNARDINO	250 N LINDEN AVE, RIALTO, CA 92376, (760) 367-1208	RIALTO BUILDING I	188	4
UPLAND CASCADE MHP	SAN BERNARDINO	1350 SAN BERNARDINO RD, UPLAND, CA 91786, (714) 792-1106	HCD - SOUTHERN A	187	0
LUGONIA FOUNTAINS MOBILE ESTATE	SAN BERNARDINO	1251 E LUGONIA AVE, REDLANDS, CA 92373, (909) 793-1012	HCD - SOUTHERN A	182	0
SAN BERNARDINO SPA	SAN BERNARDINO	494 S MACY ST, SAN BERNARDINO, CA 92410, (909) 884-1871	HCD - SOUTHERN A	181	0
MOUNTAIN VIEW VILLAS	SAN BERNARDINO	21621 SANDIA RD, APPLE VALLEY, CA 92307, (619) 326-4882	HCD - SOUTHERN A	179	0

HCD List County of San Bernardino Mobile Home and RV lots

Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
WILLOW OAKS ESTATES	SAN BERNARDINO	12550 MAIN ST WEST, HESPERIA, CA 92345, (760) 949-0377	CITY OF HESPERIA	178	0
29 PALMS RV RESORT	SAN BERNARDINO	4949 DESERT KNOLL, TWENTYNINE PALMS, CA 92277, (760) 367-3320	HCD - SOUTHERN A	175	22
UNIVERSITY MH ESTATES	SAN BERNARDINO	24414 UNIVERSITY AVE, LOMA LINDA, CA 92354, (909) 796-8810	HCD - SOUTHERN A	175	0
LOS RANCHOS	SAN BERNARDINO	20843 WAALEW RD, APPLE VALLEY, CA 92307, (619) 247-0040	HCD - SOUTHERN A	175	0
REDLANDS COMMUNITY ASSOCIATION	SAN BERNARDINO	140 PIONEER ST, REDLANDS, CA 92374, (909) 792-5164	HCD - SOUTHERN A	171	0
VISTA DEL ROSA	SAN BERNARDINO	22241 NISQUALLY RD, APPLE VALLEY, CA 92308, (760) 240-4117	HCD - SOUTHERN A	170	0
SAMOA VILLAGE MHP	SAN BERNARDINO	310 E PHILADELPHIA ST, ONTARIO, CA 91761, (909) 984-3910	HCD - SOUTHERN A	169	0
WINDMILL RESORT	SAN BERNARDINO	1451 PARKER DAM RD, EARP, CA 92242, (619) 367-6463	HCD - SOUTHERN A	166	0
PARQUE LA QUINTA MOBILE HOME PA	SAN BERNARDINO	350 S WILLOW AVE, RIALTO, CA 92376, (909) 820-4610	RIALTO BUILDING [	166	0
PINES MH CC	SAN BERNARDINO	9999 FOOTHILL BLVD, RANCHO CUCAMONGA, CA 91730, (714) 820-0255	CITY OF RANCHO C	165	0
SANTIAGO PARKSIDE ESTATES	SAN BERNARDINO	1155 S RIVERSIDE AVE, RIALTO, CA 92376, (909) 820-4444	RIALTO BUILDING [	165	0
AZTEC MP	SAN BERNARDINO	7425 CHURCH ST, YUCCA VALLEY, CA 92284, (760) 365-5090	HCD - SOUTHERN A	165	0
ALTO CAMINO MH ESTATES	SAN BERNARDINO	25526 REDLANDS BLVD, LOMA LINDA, CA 92354, (909) 796-2521	HCD - SOUTHERN A	164	0
PEMBROKE DOWNS MH COMMUNITY	SAN BERNARDINO	12400 CYPRESS AVE, CHINO, CA 91710, (909) 628-0919	HCD - SOUTHERN A	163	0
FRIENDLY HILLS MOBILE ESTATES	SAN BERNARDINO	2140 MENTONE BLVD, MENTONE, CA 92359, (909) 794-1106	HCD - SOUTHERN A	162	0
THUNDERBIRD MHP	SAN BERNARDINO	760 E 9TH ST, SAN BERNARDINO, CA 92410, (909) 885-8722	HCD - SOUTHERN A	161	0
SUNRISE PASS ESTATES	SAN BERNARDINO	1000 WINDY PASS, BARSTOW, CA 92311, (760) 252-3000	HCD - SOUTHERN A	161	0
CRAFTON HILLS MOBILE ESTATES	SAN BERNARDINO	31816 AVE E, YUCAIPA, CA 92399, (619) 367-9901	CITY OF YUCAIPA,	159	0
JANZEN MOBILE VILLAGE	SAN BERNARDINO	25293 REDLANDS BLVD, LOMA LINDA, CA 92354, (909) 796-0057	HCD - SOUTHERN A	157	0
CHAPPARRAL HEIGHTS MHP	SAN BERNARDINO	6880 ARCHIBALD AVE, RANCHO CUCAMONGA, CA 91730, (909) 987-3830	CITY OF RANCHO C	155	0
ORANGEWOOD ESTATES MHP	SAN BERNARDINO	2160 W RIALTO AVE, SAN BERNARDINO, CA 92410, (909) 885-5703	HCD - SOUTHERN A	152	0
LITTLETONS MOBILEHOME PARK	SAN BERNARDINO	1315 E. MARSHALL BLVD, SAN BERNARDINO, CA 92404, (619) 241-2765	HCD - SOUTHERN A	152	0
EXECUTIVE MH ESTATES	SAN BERNARDINO	10622 BRYANT ST, YUCAIPA, CA 92399, (619) 241-7163	CITY OF YUCAIPA,	152	0
RAMONA VILLA MHP	SAN BERNARDINO	9800 BASELINE RD, RANCHO CUCAMONGA, CA 91730, (619) 241-7163	CITY OF RANCHO C	149	0
THE PALMS RIVER RESORT	SAN BERNARDINO	4170 NEEDLES HWY, NEEDLES, CA 92363, (760) 326-2672	HCD - SOUTHERN A	148	57
SANTIAGO MOUNTAIN VIEW ESTATES	SAN BERNARDINO	721 E 9TH ST, SAN BERNARDINO, CA 92410, (909) 884-1612	HCD - SOUTHERN A	148	0
WILDWOOD CANYON MHP	SAN BERNARDINO	34111 AVE F, YUCAIPA, CA 92399, (909) 823-0988	CITY OF YUCAIPA,	147	0
CRESTVIEW MOBILE ESTATES	SAN BERNARDINO	12220 5TH ST, YUCAIPA, CA 92399, (909) 797-3033	CITY OF YUCAIPA,	145	0
MOBILE ESTATES	SAN BERNARDINO	26235 E 9TH ST, HIGHLAND, CA 92346, (909) 984-3910	HCD - SOUTHERN A	143	0
RANCHO MERIDIAN MHP ESTATES	SAN BERNARDINO	2686 W MILL ST, SAN BERNARDINO, CA 92410, (909) 825-4340	HCD - SOUTHERN A	143	0
PACIFIC PALMS MHP	SAN BERNARDINO	2727 E PACIFIC ST, SAN BERNARDINO, CA 92401, (909) 862-9120	HCD - SOUTHERN A	142	0
FIESTA HILLS MHP	SAN BERNARDINO	2692 E HIGHLAND AVE, SAN BERNARDINO, CA 92401, (909) 862-6248	HCD - SOUTHERN A	141	0
EL RANCHO VERDE MH ESTATES	SAN BERNARDINO	2598 N AYALA DR, RIALTO, CA 92376, (909) 875-4323	RIALTO BUILDING [	141	0
TOKAY MANOR	SAN BERNARDINO	7908 TOKAY AVE, FONTANA, CA 92335, (999) 823-9527	FONTANA BUILDIN(	140	0
MONTEREY MANOR MHP	SAN BERNARDINO	11250 RAMONA AVE, MONTCLAIR, CA 91763, (909) 628-7616	HCD - SOUTHERN A	140	0
OASIS PALMS ESTATES LLC	SAN BERNARDINO	201 S PENNSYLVANIA AVE, SAN BERNARDINO, CA 92410, (909) 884-9555	HCD - SOUTHERN A	139	0
ORANGEWOOD MHP	SAN BERNARDINO	8787 LOCUST AVE, FONTANA, CA 92335, (909) 797-0505	FONTANA BUILDIN(	137	0
PATRICIAN MH ESTATES	SAN BERNARDINO	34480 COUNTY LINE RD, YUCAIPA, CA 92399, (714) 825-2468	CITY OF YUCAIPA,	137	0
CAPRI RIALTO MOBILE HOME PARK	SAN BERNARDINO	200 W SAN BERNARDINO AVE, RIALTO, CA 92376, (909) 875-6220	RIALTO BUILDING [	137	0
APACHE MOBILEHOME PARK	SAN BERNARDINO	56524 29 PALMS HWY, YUCCA VALLEY, CA 92284, (310) 798-1102	HCD - SOUTHERN A	136	0
LAS PALMAS MOBILE HOME PARK	SAN BERNARDINO	1025 S RIVERSIDE AVE 5-B, RIALTO, CA 92376, (909) 820-0255	RIALTO BUILDING [	136	0
RIVER RANCH MHP	SAN BERNARDINO	15940 STODDARD WELLS RD, VICTORVILLE, CA 92392, (760) 245-9831	VICTORVILLE BUIL	136	0
GATES OF SPAIN MHP	SAN BERNARDINO	7501 PALM, YUCCA VALLEY, CA 92284, (760) 365-2374	HCD - SOUTHERN A	132	0

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SANTIAGO GLEN AIRE MOBILE HOME	SAN BERNARDINO	222 S RANCHO AVE, SAN BERNARDINO, CA 92410, (909) 383-1398	HCD - SOUTHERN A	131	0
RIALTO MOBILE VILLA 2	SAN BERNARDINO	250 N LINDEN AVE, RIALTO, CA 92376, (714) 794-2615	RIALTO BUILDING [	129	7
HOLIDAY MOBILE RANCHO	SAN BERNARDINO	34184 COUNTY LINE RD, YUCAIPA, CA 92399, (619) 256-7978	CITY OF YUCAIPA,	129	0
NORTHVIEW MOBILE ESTATES	SAN BERNARDINO	10675 N BRYANT ST, YUCAIPA, CA 92399, (909) 797-5077	CITY OF YUCAIPA,	129	0
RIO DEL COLORADO	SAN BERNARDINO	2054 PARKER DAM RD, EARP, CA 92242, (619) 663-4941	HCD - SOUTHERN A	128	20
GROVE MANOR MHP	SAN BERNARDINO	850 W MISSION BLVD, ONTARIO, CA 91762, (909) 986-7973	HCD - SOUTHERN A	128	0
HAVASU MOBILE ESTATE ASSOCIATIC	SAN BERNARDINO	HAVASU LAKE ROAD & ROAN DRIVE PO BOX 1747, HAVASU LAKE, CA 92363, (	HCD - SOUTHERN A	128	0
REDLANDS RANCH	SAN BERNARDINO	1721 E COLTON AVE, REDLANDS, CA 92374, (619) 247-0040	HCD - SOUTHERN A	122	0
EL DORADO MHP	SAN BERNARDINO	160 S EUCALYPTUS AVE, RIALTO, CA 92376, (909) 982-1066	RIALTO BUILDING [	119	0
VALLEY OF ENCHANTMENT MHP	SAN BERNARDINO	22899 BYRON RD, CRESTLINE, CA 92325, (909) 338-1398	HCD - SOUTHERN A	119	0
SYLVAN MOBILE ESTATES	SAN BERNARDINO	450 JUDSON ST, REDLANDS, CA 92373, (909) 792-3955	HCD - SOUTHERN A	118	0
BEAR VALLEY MHP	SAN BERNARDINO	22838 BEAR VALLEY ROAD, APPLE VALLEY, CA 92308, (619) 949-0377	HCD - SOUTHERN A	118	0
KNOLLWOOD MH ESTATES	SAN BERNARDINO	12941 2ND ST, YUCAIPA, CA 92399, (909) 982-1066	CITY OF YUCAIPA,	116	0
FREMONT HEIGHTS MHP	SAN BERNARDINO	12151 FREMONT ST, YUCAIPA, CA 92399, (714) 792-1106	CITY OF YUCAIPA,	114	0
HITCHING POST MHP	SAN BERNARDINO	34642 YUCAIPA BLVD, YUCAIPA, CA 92399, (909) 984-9194	CITY OF YUCAIPA,	111	0
RANCHO DEL SOL	SAN BERNARDINO	12361 FOURTH ST, YUCAIPA, CA 92399, (909) 797-1656	CITY OF YUCAIPA,	110	0
COUNTRY CLUB MOBILE HOME ESTAT	SAN BERNARDINO	54999 MARTINEZ TR, YUCCA VALLEY, CA 92284, (775) 544-8702	HCD - SOUTHERN A	110	0
GREEN VALLEY MHP	SAN BERNARDINO	12414 4TH ST, YUCAIPA, CA 92399, (714) 866-2025	CITY OF YUCAIPA,	109	0
BEL AIRE MOBILE ESTATES LLC	SAN BERNARDINO	13060 2ND ST, YUCAIPA, CA 92399, (619) 367-9479	CITY OF YUCAIPA,	108	0
NINTH ST MHP	SAN BERNARDINO	780 E 9TH ST, SAN BERNARDINO, CA 92410, (909) 889-1314	HCD - SOUTHERN A	108	0
ARROWHEAD ESTATES	SAN BERNARDINO	17400 VALLEY BLVD, FONTANA, CA 92335, (909) 823-9164	FONTANA BUILDIN(	108	0
VISTA DEL LAGO	SAN BERNARDINO	12600 HAVASU LAKE ROAD, NEEDLES, CA 92363, (760) 858-5320	HCD - SOUTHERN A	107	0
YUCAIPA VALLEY TP	SAN BERNARDINO	12710 THIRD ST, YUCAIPA, CA 92399, (619) 367-6463	CITY OF YUCAIPA,	104	0
MOJAVE MOBILE HOME PARK LLC	SAN BERNARDINO	15251 VILLAGE DRIVE, VICTORVILLE, CA 92392, (909) 381-3632	VICTORVILLE BUIL	104	0
STARDUST MHP	SAN BERNARDINO	2250 W MILL ST, COLTON, CA 92324, (818) 449-0606	HCD - SOUTHERN A	103	0
WESTERN HILLS ESTATES	SAN BERNARDINO	1850 FAIRWAY DR, CHINO HILLS, CA 91709, (909) 597-7016	HCD - SOUTHERN A	101	0
SEASONS COMMUNITY LLC	SAN BERNARDINO	14000 EL EVADO RD, VICTORVILLE, CA 92392, (760) 241-6370	VICTORVILLE BUIL	101	0
NORTHERN LIGHTS MHP	SAN BERNARDINO	4300 HOLT BLVD, MONTCLAIR, CA 91763, (619) 367-6463	HCD - SOUTHERN A	100	0
BIRD OF PARADISE MOBILE ESTATES	SAN BERNARDINO	17455 MARYGOLD, FONTANA, CA 92331, (619) 367-9479	FONTANA BUILDIN(	100	0
GRANDVIEW EAST	SAN BERNARDINO	12655 2ND ST, YUCAIPA, CA 92399, (909) 797-3906	CITY OF YUCAIPA,	99	0
CARRIAGE ISLE MH CC	SAN BERNARDINO	1255 AMETHYST, MENTONE, CA 92359, (619) 241-2765	HCD - SOUTHERN A	99	0
SAGE MOBILE ESTATES	SAN BERNARDINO	9152 C ST, HESPERIA, CA 92345, (714) 597-7016	CITY OF HESPERIA	99	0
SAMOA VILLAGE MHP 2	SAN BERNARDINO	2300 S SULTANA AVE, ONTARIO, CA 91761, (909) 984-3910	HCD - SOUTHERN A	98	12
PARQUE MH ESTATES	SAN BERNARDINO	185 N EUCALYPTUS AVE, RIALTO, CA 92376, (999) 885-0114	RIALTO BUILDING [	98	0
CARRIAGE TRADE MANOR MHP	SAN BERNARDINO	12874 CALIFORNIA ST, YUCAIPA, CA 92399, (909) 866-7625	CITY OF YUCAIPA,	97	0
VILLA MONTCLAIR MHP	SAN BERNARDINO	5580 MORENO ST, MONTCLAIR, CA 91763, (909) 985-2215	HCD - SOUTHERN A	97	0
CAPRI MOBILE ESTATES	SAN BERNARDINO	16860 SLOVER AVE, FONTANA, CA 92331, (909) 823-0716	FONTANA BUILDIN(	97	0
ALADIN MOBILE ESTATES	SAN BERNARDINO	12813 7TH ST, YUCAIPA, CA 92399, (619) 241-6470	CITY OF YUCAIPA,	96	0
APPLE VALLEY MH LODGE	SAN BERNARDINO	22325 HWY 18, APPLE VALLEY, CA 92307, (760) 247-8817	HCD - SOUTHERN A	96	0
SYCAMORE VILLA MHP	SAN BERNARDINO	8389 BAKER AVE, RANCHO CUCAMONGA, CA 91730, (909) 982-1066	CITY OF RANCHO C	96	0
SECOND MERIDIAN MHP	SAN BERNARDINO	190 N MERIDIAN AVE, RIALTO, CA 92376, (909) 875-0303	HCD - SOUTHERN A	96	0
LEISURE HOMES MP	SAN BERNARDINO	600 RIMROCK RD, BARSTOW, CA 92311, (619) 252-4400	HCD - SOUTHERN A	95	0
BIG BEND RESORT	SAN BERNARDINO	501 PARKER DAM RD, PARKER DAM, CA 92267, (619) 742-3251	HCD - SOUTHERN A	94	138

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Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
LAKESIDE RESORT	SAN BERNARDINO	27500 LAKES EDGE RD, LAKE ARROWHEAD, CA 92352, (909) 337-1575	HCD - SOUTHERN A	93	0
MECCA TP	SAN BERNARDINO	108 CAL AVE, BARSTOW, CA 92311, (619) 245-4191	HCD - SOUTHERN A	93	0
APPLE VALLEY VILLAGE MH ESTATES	SAN BERNARDINO	23456 OTTAWA R, APPLE VALLEY, CA 92307, (619) 247-7714	HCD - SOUTHERN A	93	0
TWIN PINES MHP	SAN BERNARDINO	12300 FIFTH ST, YUCAIPA, CA 92399, (760) 367-1208	CITY OF YUCAIPA,	93	0
UPLAND VIEW TERRACE MH ESTATES	SAN BERNARDINO	1515 W ARROW HWY, UPLAND, CA 91786, (909) 866-4433	HCD - SOUTHERN A	93	0
ROYAL YORK ESTATES	SAN BERNARDINO	2250 S CHESTNUT ST, SAN BERNARDINO, CA 92410, (209) 845-3836	HCD - SOUTHERN A	93	0
THE PALMS AT VERDE SHORES	SAN BERNARDINO	700 BEACH DR, NEEDLES, CA 92363, (760) 326-2672	HCD - SOUTHERN A	88	2
VALLEY BREEZE MHP	SAN BERNARDINO	13576 CALIFORNIA ST, YUCAIPA, CA 92399, (619) 241-6470	CITY OF YUCAIPA,	87	0
FOOTHILL MOBILE MANOR	SAN BERNARDINO	9340 S FOOTHILL BLVD, RANCHO CUCAMONGA, CA 91730, (619) 326-2197	CITY OF RANCHO C	87	0
WESTWIND ESTATES	SAN BERNARDINO	12380 FOURTH ST, YUCAIPA, CA 92399, (909) 979-4989	CITY OF YUCAIPA,	86	0
HIGHLANDER MOBILE MANOR LLC	SAN BERNARDINO	26838 E 9TH ST, HIGHLAND, CA 92346, (619) 256-7978	HCD - SOUTHERN A	85	0
AVALON MOBILE ESTATES	SAN BERNARDINO	35011 AVE E, YUCAIPA, CA 92399, (619) 326-2197	CITY OF YUCAIPA,	85	0
SANTIAGO HILLSIDE ESTATES	SAN BERNARDINO	2151 WEST RIALTO AVE, SAN BERNARDINO, CA 92410, (909) 884-1952	HCD - SOUTHERN A	85	0
HIGH CHAPARRAL MHP	SAN BERNARDINO	8450 G AVE, HESPERIA, CA 92345, (714) 866-2025	CITY OF HESPERIA	85	0
FOOTHILL ESTATES MOBILE HOME PA	SAN BERNARDINO	37130 CALICO BLVD, YERMO, CA 92398, (619) 326-2197	HCD - SOUTHERN A	84	0
OASIS MOBILE ESTATES	SAN BERNARDINO	1565 W ARROW HWY, UPLAND, CA 91786, (909) 982-1066	HCD - SOUTHERN A	84	0
SANTIAGO CORONADO VILLAGE	SAN BERNARDINO	900 CORONADO DR, NEEDLES, CA 92363, (760) 326-5255	HCD - SOUTHERN A	83	10
BONANZA MOBILE ESTATES	SAN BERNARDINO	13645 5TH ST, YUCAIPA, CA 92399, (760) 367-1208	CITY OF YUCAIPA,	83	0
SKYLINE VILLAGE MHP	SAN BERNARDINO	12650 CALIFORNIA ST, YUCAIPA, CA 92399, (909) 797-0022	CITY OF YUCAIPA,	82	0
YUCAIPA VILLAGE MH ESTATES	SAN BERNARDINO	12830 SIXTH ST, YUCAIPA, CA 92399, (619) 241-6470	CITY OF YUCAIPA,	82	0
LEISURE BEAR MHP	SAN BERNARDINO	41044 BIG BEAR BLVD, BIG BEAR LAKE, CA 92315, (909) 866-7625	BIG BEAR LAKE BU	82	0
ACACIA VILLAS	SAN BERNARDINO	2865 WEST RIALTO AVE, RIALTO, CA 92376, (909) 875-2539	HCD - SOUTHERN A	82	0
CLARKS MHP	SAN BERNARDINO	57134 HWY 127, BAKER, CA 92309, (714) 337-8463	HCD - SOUTHERN A	81	15
FAIRWAY MOBILE ESTATES	SAN BERNARDINO	55524 YUCCA TRAIL, YUCCA VALLEY, CA 92284, (760) 365-2265	HCD - SOUTHERN A	81	0
MEDITERRANEAN MH ESTATES	SAN BERNARDINO	2744 W RIALTO AVE, SAN BERNARDINO, CA 92401, (949) 492-0537	HCD - SOUTHERN A	81	0
HIDDEN VILLAGE MHP	SAN BERNARDINO	12582 2ND ST, YUCAIPA, CA 92399, (619) 367-9901	CITY OF YUCAIPA,	81	0
STARLITE MOBILE LODGE	SAN BERNARDINO	8221 ILEX AVE, FONTANA, CA 92335, (619) 663-4941	HCD - SOUTHERN A	80	0
RANCHO RIALTO MHP	SAN BERNARDINO	1166 S RIVERSIDE AVE, RIALTO, CA 92376, (909) 874-3289	RIALTO BUILDING D	80	0
DESERT CAPRI MOBILE HOMES	SAN BERNARDINO	11423 CHAMBERLAINE WAY, ADELANTO, CA 92301, (619) 241-6470	HCD - SOUTHERN A	78	0
CYPRESS GARDENS MH ESTATES	SAN BERNARDINO	750 E RIALTO AVE, RIALTO, CA 92376, (714) 825-2468	RIALTO BUILDING D	78	0
GOLDEN COACH ESTATES	SAN BERNARDINO	11414 SERRA RD, APPLE VALLEY, CA 92308, (909) 875-5288	HCD - SOUTHERN A	78	0
MOUNTAIN VIEW MOBILE HOME ESTAT	SAN BERNARDINO	12726 CALIFORNIA ST, YUCAIPA, CA 92399, (909) 797-4696	CITY OF YUCAIPA,	77	0
MISSION VALLEY OAKS	SAN BERNARDINO	12367 4TH ST, YUCAIPA, CA 92399, (619) 366-2212	CITY OF YUCAIPA,	76	0
SANTIAGO APPLE VALLEY ESTATES	SAN BERNARDINO	22020 NISQUALLY RD, APPLE VALLEY, CA 92308, (619) 247-0767	HCD - SOUTHERN A	76	0
JUNIPER PARK	SAN BERNARDINO	9241 C ST, HESPERIA, CA 92345, (619) 367-6414	CITY OF HESPERIA	75	0
VALLEY VIEW MHP	SAN BERNARDINO	12995 6TH ST, YUCAIPA, CA 92399, (909) 795-2118	CITY OF YUCAIPA,	75	0
RANCHO SANTA FE MHP	SAN BERNARDINO	9161 SANTA FE, HESPERIA, CA 92345, (619) 256-8007	CITY OF HESPERIA	75	0
WISHING WELL MH ESTATES	SAN BERNARDINO	13063 FIFTH ST, YUCAIPA, CA 92399, (619) 241-6470	CITY OF YUCAIPA,	74	0
VILLA FONTANA	SAN BERNARDINO	17377 VALLEY BLVD, FONTANA, CA 92335, (909) 356-9333	FONTANA BUILDIN(	74	0
VALLEY VIEW MOBILE MANOR	SAN BERNARDINO	10888 WEST DR, MORONGO VALLEY, CA 92256, (760) 363-6180	HCD - SOUTHERN A	74	0
NEEDLES MARINA RESORT	SAN BERNARDINO	100 MARINA DR, NEEDLES, CA 92363, (760) 326-2197	HCD - SOUTHERN A	73	155
PARK TERRACE MHP	SAN BERNARDINO	12177 3RD ST, YUCAIPA, CA 92399, (909) 797-0505	CITY OF YUCAIPA,	73	0
VALI HI MHP	SAN BERNARDINO	22601 BEAR VALLEY RD, APPLE VALLEY, CA 92308, (619) 241-6470	HCD - SOUTHERN A	72	0

HCD List County of San Bernardino Mobile Home and RV lots

Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
TRAILS END MOBILE HOME COMMUNIT	SAN BERNARDINO	475 THRUSH, BIG BEAR LAKE, CA 92315, (909) 866-4433	BIG BEAR LAKE BU	72	0
RAINBO BEACH RESORT	SAN BERNARDINO	139 NEEDLES HWY, NEEDLES, CA 92363, (619) 326-2101	HCD - SOUTHERN A	71	46
FOOTHILL MEADOWS MOBILE HOME P	SAN BERNARDINO	775 E BASELINE, SAN BERNARDINO, CA 92410, (909) 885-3378	HCD - SOUTHERN A	71	0
PEPPERTREE MANUFACTURED COMM	SAN BERNARDINO	2930 W RIALTO AVE, SAN BERNARDINO, CA 92401, (951) 421-0500	HCD - SOUTHERN A	71	0
LAS CASITAS MHP	SAN BERNARDINO	33848 AVE G, YUCAIPA, CA 92399, (909) 984-3910	CITY OF YUCAIPA,	70	0
CARAVAN MOBILE ESTATES	SAN BERNARDINO	12656 2ND ST, YUCAIPA, CA 92399, (909) 797-8363	CITY OF YUCAIPA,	70	0
MANOR MHP 2	SAN BERNARDINO	2590 N MEDICAL CENTER DR, SAN BERNARDINO, CA 92411, (909) 887-5415	HCD - SOUTHERN A	69	1
PETITE CHATEAU MHP	SAN BERNARDINO	2075 W RIALTO AVE, SAN BERNARDINO, CA 92410, (714) 278-1700	HCD - SOUTHERN A	69	0
CAPRI MOBILEHOME PARK, LLC	SAN BERNARDINO	11420 LEE AVE, ADELANTO, CA 92301, (760) 246-5664	HCD - SOUTHERN A	69	0
ARROWLANE MHP	SAN BERNARDINO	2640 WEST RIALTO AVE, SAN BERNARDINO, CA 92410, (909) 875-2539	HCD - SOUTHERN A	68	0
GREENBRIAR VICTORVILLE, LLC	SAN BERNARDINO	14411 PALMDALE ROAD, VICTORVILLE, CA 92392, (562) 945-6069	VICTORVILLE BUIL	68	0
MOUNTAIN VIEW ESTATES	SAN BERNARDINO	1320 E SAN BERNARDINO RD, UPLAND, CA 91786, (714) 328-6697	HCD - SOUTHERN A	68	0
SIERRA VISTA MHP	SAN BERNARDINO	8191 CALABASH, FONTANA, CA 92335, (909) 777-5257	FONTANA BUILDIN	67	0
GRAND TERRACE MOBILE HOME PARK	SAN BERNARDINO	21845 GRAND TERRACE ROAD, GRAND TERRACE, CA 92313, (619) 256-7978	HCD - SOUTHERN A	66	0
HOLIDAY MANOR TRAILER GROVE	SAN BERNARDINO	775 E FOOTHILL BLVD, RIALTO, CA 92376, (619) 367-9901	RIALTO BUILDING I	65	6
SILVER CREEK MOBILE ESTATES	SAN BERNARDINO	26245 E BASELINE, HIGHLAND, CA 92346, (909) 862-0208	HCD - SOUTHERN A	65	0
YUCAIPA LAND YACHT HARBOR	SAN BERNARDINO	12618 3RD ST, YUCAIPA, CA 92399, (909) 797-5323	CITY OF YUCAIPA,	65	0
LOG CABIN MOBILE HOME PARK LLC	SAN BERNARDINO	18411 VALLEY BLVD, BLOOMINGTON, CA 92316, (619) 245-4191	HCD - SOUTHERN A	64	0
VOGUE MOBILE VILLAGE	SAN BERNARDINO	907 E RIALTO AVE, SAN BERNARDINO, CA 92408, (909) 885-6874	HCD - SOUTHERN A	63	0
VMA HIGHLAND 79, LLC	SAN BERNARDINO	26297 E. BASELINE ST., HIGHLAND, CA 92346, (619) 241-6370	HCD - SOUTHERN A	63	0
HIGHLAND MOBILEHOME PARK	SAN BERNARDINO	1826 W 19TH ST, SAN BERNARDINO, CA 92411, (909) 880-4231	HCD - SOUTHERN A	62	0
TERRA ALTA MH ESTATES	SAN BERNARDINO	3734 E PACIFIC ST, SAN BERNARDINO, CA 92401, (949) 492-0537	HCD - SOUTHERN A	62	0
SHADY LANE MOBILE LODGE	SAN BERNARDINO	4138 E MISSION BLVD, MONTCLAIR, CA 91763, (909) 628-4874	HCD - SOUTHERN A	61	13
DESERT VILLA TP	SAN BERNARDINO	1980 E MAIN ST, BARSTOW, CA 92311, (760) 256-1800	HCD - SOUTHERN A	61	0
FONTANA MH VILLA	SAN BERNARDINO	15069 VALLEY BLVD, FONTANA, CA 92335, (619) 256-7978	FONTANA BUILDIN	61	0
MANOR MOBILE HOME PARK	SAN BERNARDINO	1697 W HIGHLAND AVE, SAN BERNARDINO, CA 92411, (909) 979-7991	HCD - SOUTHERN A	61	0
CORAL ISLE MHP	SAN BERNARDINO	9426 TAMARISK, HESPERIA, CA 92345, (760) 244-2024	CITY OF HESPERIA	60	0
HIDDEN VALLEY MOBILE ESTATES	SAN BERNARDINO	12680 4TH ST, YUCAIPA, CA 92399, (619) 367-9901	CITY OF YUCAIPA,	60	0
ROADRUNNER MOBILE HOME PARK	SAN BERNARDINO	51063 TWENTYNINE PALMS HWY, MORONGO VALLEY, CA 92256, (760) 363-641	HCD - SOUTHERN A	59	0
BELLA VISTA MANUFACTURED HOME (	SAN BERNARDINO	70805 TWENTYNINE PALMS HWY, TWENTYNINE PALMS, CA 92277, (619) 367-65	HCD - SOUTHERN A	58	0
DESERT ROSE MHP	SAN BERNARDINO	2371 W MAIN ST, BARSTOW, CA 92311, (760) 256-7978	HCD - SOUTHERN A	58	0
IDLE WHEELS MOBILEHOME PARK	SAN BERNARDINO	18363 VALLEY BLVD, BLOOMINGTON, CA 92316, (619) 244-9562	HCD - SOUTHERN A	57	0
BLACK MEADOW LANDING	SAN BERNARDINO	156100 BLACKMEADOW ROAD, PARKER DAM, CA 92267, (619) 663-4901	HCD - SOUTHERN A	56	383
MOUNT VISTA MHP	SAN BERNARDINO	13061 S 2ND ST, YUCAIPA, CA 92399, (909) 797-0505	CITY OF YUCAIPA,	56	0
LYTLE CREEK MOBILE ESTATES	SAN BERNARDINO	1177 CONGRESS ST, SAN BERNARDINO, CA 92410, (909) 889-2518	HCD - SOUTHERN A	55	0
SIERRA VIEW MOBILE ESTATES	SAN BERNARDINO	10200 JOHNSON RD, PHELAN, CA 92371, (760) 868-2211	HCD - SOUTHERN A	55	0
CRESTVIEW II MHP	SAN BERNARDINO	12821 4TH ST, YUCAIPA, CA 92399, (909) 797-5323	CITY OF YUCAIPA,	55	0
WEST WAY MOBILE HOME PARK	SAN BERNARDINO	2250 DARBY ST, SAN BERNARDINO, CA 92411, (619) 367-6513	HCD - SOUTHERN A	54	0
THE HACIENDA	SAN BERNARDINO	4561 N ADOBE RD, TWENTYNINE PALMS, CA 92277, (760) 367-1208	HCD - SOUTHERN A	54	0
CHERRY ESTATES	SAN BERNARDINO	8300 CHERRY AVE, FONTANA, CA 92335, (909) 676-2267	HCD - SOUTHERN A	54	0
FONTANA MOBILE VILLAGE	SAN BERNARDINO	15798 SLOVER, FONTANA, CA 92335, (619) 241-6470	FONTANA BUILDIN	53	0
HIDDEN MESA ESTATES	SAN BERNARDINO	971 W MAIN STREET, BARSTOW, CA 92311, (626) 387-9686	HCD - SOUTHERN A	52	0
SANTA FE COMMUNTIES	SAN BERNARDINO	1525 W MAIN, BARSTOW, CA 92311, (619) 367-6463	HCD - SOUTHERN A	52	0

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MIRACLE PARK LLC	SAN BERNARDINO	9873 ALDER AVE, BLOOMINGTON, CA 92316, (909) 984-3910	HCD - SOUTHERN A	52	0
BONANZA MHP LLC	SAN BERNARDINO	2260 WEST RIALTO AVE, SAN BERNARDINO, CA 92410, (909) 793-5233	HCD - SOUTHERN A	52	0
TIMBER CANYON LLC	SAN BERNARDINO	135 N PEPPER AVE OFFICE, RIALTO, CA 92376, (909) 875-9711	HCD - SOUTHERN A	51	0
GRANDVIEW WEST MOBILE ESTATES	SAN BERNARDINO	12700 2ND ST, YUCAIPA, CA 92399, (909) 797-0415	CITY OF YUCAIPA,	51	0
LAKEVIEW PINES TP	SAN BERNARDINO	39609 BIG BEAR BLVD, BIG BEAR LAKE, CA 92315, (909) 796-0057	BIG BEAR LAKE BU	50	18
CYPRESS INN MHP	SAN BERNARDINO	2057 N MOUNT VERNON AVE, SAN BERNARDINO, CA 92411, (909) 884-0706	HCD - SOUTHERN A	50	0
EL RANCHO MOBILE HOME PARK	SAN BERNARDINO	12955 YORBA AVE, CHINO, CA 91710, (818) 796-4796	HCD - SOUTHERN A	50	0
MOBILE HACIENDA PARK	SAN BERNARDINO	8200 CHERRY AVE, FONTANA, CA 92335, (619) 244-9562	HCD - SOUTHERN A	50	0
GRANDVIEW MOBILE MANOR	SAN BERNARDINO	8562 C AVE, HESPERIA, CA 92345, (760) 947-1220	CITY OF HESPERIA	50	0
DESERT TRAILER LIFE PARK	SAN BERNARDINO	16473 GREEN TREE BLVD, VICTORVILLE, CA 92392, (760) 243-6124	VICTORVILLE BUIL	50	0
LAZY H MP	SAN BERNARDINO	6426 VALLEY VIEW, JOSHUA TREE, CA 92252, (760) 366-2212	HCD - SOUTHERN A	49	18
LILAC MHP	SAN BERNARDINO	301 S LILAC AVE, RIALTO, CA 92376, (619) 256-7978	RIALTO BUILDING D	48	1
BLOOMINGTON TP	SAN BERNARDINO	18219 VALLEY BLVD, BLOOMINGTON, CA 92316, (619) 742-3251	HCD - SOUTHERN A	48	0
ALOHA MHP	SAN BERNARDINO	8239 COTTONWOOD AVE, FONTANA, CA 92335, (909) 984-9194	HCD - SOUTHERN A	48	0
RAMONA MHP	SAN BERNARDINO	11906 RAMONA AVE, CHINO, CA 91710, (909) 594-0501	HCD - SOUTHERN A	48	0
ROYAL CREST MHP	SAN BERNARDINO	7484 KICKAPOO TR, YUCCA VALLEY, CA 92284, (760) 365-5571	HCD - SOUTHERN A	47	0
HACIENDA MHP	SAN BERNARDINO	30997 SOAPMINE RD, BARSTOW, CA 92311, (619) 367-2126	HCD - SOUTHERN A	47	0
EMERALD OASIS TP	SAN BERNARDINO	26063 E BASELINE, SAN BERNARDINO, CA 92410, (909) 862-7440	HCD - SOUTHERN A	47	0
HIDE A WAY TP	SAN BERNARDINO	34447 YUCAIPA BLVD, YUCAIPA, CA 92399, (619) 256-7978	CITY OF YUCAIPA,	46	0
CASITAS CIENTOS MHP	SAN BERNARDINO	6161 OCOTILLO AVE, TWENTYNINE PALMS, CA 92277, (760) 367-9901	HCD - SOUTHERN A	46	0
BIG BEAR MOBILE ESTATES	SAN BERNARDINO	547 ALDEN RD, BIG BEAR LAKE, CA 92315, (209) 845-3836	BIG BEAR LAKE BU	46	0
PALM GROVE TRAILER CT	SAN BERNARDINO	27261 BASELINE, HIGHLAND, CA 92346, (909) 864-1987	HCD - SOUTHERN A	45	0
PARADISE TRAVEL TRAILER PAK LLC	SAN BERNARDINO	5034 HOLT BLVD, MONTCLAIR, CA 91763, (909) 983-3149	HCD - SOUTHERN A	45	0
BURNT MOUNTAIN TP	SAN BERNARDINO	7868 VALLEY VISTA, YUCCA VALLEY, CA 92284, (619) 367-6463	HCD - SOUTHERN A	45	0
ROYAL COACH MHP MANOR	SAN BERNARDINO	2280 W RIALTO AVE, SAN BERNARDINO, CA 92410, (909) 884-3409	HCD - SOUTHERN A	45	0
JOSHUA MOBILE ESTATES	SAN BERNARDINO	62475 29 PALMS HWY, JOSHUA TREE, CA 92252, (760) 367-1208	HCD - SOUTHERN A	45	0
SANTA FE MHP	SAN BERNARDINO	8655 SANTA FE EAST, HESPERIA, CA 92345, (714) 597-7016	CITY OF HESPERIA	45	0
WEBBS MHP	SAN BERNARDINO	637 W BROOKS AVE, ONTARIO, CA 91762, (909) 983-6502	HCD - SOUTHERN A	44	0
MONTCLAIR MOBILE ESTATES	SAN BERNARDINO	4161 MISSION BLVD, MONTCLAIR, CA 91763, (909) 720-4649	HCD - SOUTHERN A	44	0
TOTEM POLE MOBILE HOME PARK	SAN BERNARDINO	12751 MARIPOSA RD, VICTORVILLE, CA 92395, (760) 241-6470	VICTORVILLE BUIL	43	0
MOSS MOBILE MANOR	SAN BERNARDINO	STAR ROUTE, BOX 435, LUCERNE VALLEY, CA 92356, (619) 256-7978	HCD - SOUTHERN A	43	0
SEVEN OAKS MOUNTAIN RESORT	SAN BERNARDINO	39950 SEVEN OAKS RD, ANGELUS OAKS, CA 92305, (909) 794-2917	HCD - SOUTHERN A	43	0
WELCOME INN MP	SAN BERNARDINO	355 S STODDARD AVE, SAN BERNARDINO, CA 92408, (909) 658-9083	HCD - SOUTHERN A	42	0
AETNA TP	SAN BERNARDINO	8362 REDWOOD AVE, FONTANA, CA 92335, (704) 480-6828	HCD - SOUTHERN A	41	11
ADELANTO HIGH DESERT HOMES	SAN BERNARDINO	17971 JONATHAN ST, ADELANTO, CA 92301, (760) 246-5070	HCD - SOUTHERN A	41	0
YUCCA VALLEY MP	SAN BERNARDINO	55580 TWENTYNINE PALMS HWY, YUCCA VALLEY, CA 92284, (760) 365-2418	HCD - SOUTHERN A	41	0
HIGHLAND MH AND RV PARK	SAN BERNARDINO	26135 BASELINE, HIGHLAND, CA 92346, (909) 862-4796	HCD - SOUTHERN A	41	0
LAKESIDE VILLAGE	SAN BERNARDINO	41150 LAHONTAN ST, BIG BEAR LAKE, CA 92315, (714) 337-8463	BIG BEAR LAKE BU	40	24
SMITHS RANCH TP	SAN BERNARDINO	4584 ADOBE RD, TWENTYNINE PALMS, CA 92277, (619) 367-7203	HCD - SOUTHERN A	40	0
MISSION BELL TRAILER ESTATES	SAN BERNARDINO	5600 W MISSION BLVD, ONTARIO, CA 91761, (626) 353-1341	HCD - SOUTHERN A	40	0
COUNTRY CLUB MP	SAN BERNARDINO	282 S SIERRA WAY, SAN BERNARDINO, CA 92408, (909) 885-0114	HCD - SOUTHERN A	40	0
CREEKSIDE GLEN	SAN BERNARDINO	587 WILDROSE LN, CRESTLINE, CA 92325, (909) 796-0057	HCD - SOUTHERN A	40	0
JOSHUA MP	SAN BERNARDINO	10701 G AVE, HESPERIA, CA 92345, (619) 244-9562	CITY OF HESPERIA	40	0

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Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
SUNRISE MOBILE HOMES	SAN BERNARDINO	8297 COTTONWOOD AVE, FONTANA, CA 92335, (619) 247-0040	HCD - SOUTHERN A	40	0
IRON HORSE MOBILE HOME PARK	SAN BERNARDINO	16397 D STREET, VICTORVILLE, CA 92392, (760) 247-8817	VICTORVILLE BUIL	39	9
TERRA BELLA MHP	SAN BERNARDINO	30204 E HWY 58, BARSTOW, CA 92311, (760) 256-6541	HCD - SOUTHERN A	39	1
STAR MHP	SAN BERNARDINO	1230 E NOCTA ST, ONTARIO, CA 91764, (619) 326-2101	HCD - SOUTHERN A	39	0
CAMP SWITZERLAND TP	SAN BERNARDINO	24558 LAKE DR, CRESTLINE, CA 92325, (619) 367-6414	HCD - SOUTHERN A	39	0
APPLE VALLEY RANCHOS MHP	SAN BERNARDINO	21922 OTTAWA RD, APPLE VALLEY, CA 92308, (760) 247-8833	HCD - SOUTHERN A	39	0
DESERT RIVERIA	SAN BERNARDINO	6 1/2 MI N OF EARP, EARP, CA 92242, (619) 663-4941	HCD - SOUTHERN A	38	12
CRESTVIEW MOBILE HOME PARK	SAN BERNARDINO	955 INLAND CENTER DR, SAN BERNARDINO, CA 92408, (951) 852-6330	HCD - SOUTHERN A	38	0
SKY VILLA MHP	SAN BERNARDINO	1061 HOLT BLVD, ONTARIO, CA 91761, (909) 983-3149	HCD - SOUTHERN A	38	0
PARADISE MOBILE ESTATES	SAN BERNARDINO	24046 HWY 18, APPLE VALLEY, CA 92307, (619) 367-1462	HCD - SOUTHERN A	38	0
SUNSET TRAILER GROVE	SAN BERNARDINO	4400 HOLT BLVD, MONTCLAIR, CA 91763, (909) 399-9028	HCD - SOUTHERN A	37	0
CEDAR MHP	SAN BERNARDINO	9847 CEDAR AVE, BLOOMINGTON, CA 92316, (909) 877-3692	HCD - SOUTHERN A	36	0
MT SLOVER MOBILE HOME PARK LLC	SAN BERNARDINO	1015 W VALLEY BL, COLTON, CA 92324, (909) 921-5069	HCD - SOUTHERN A	36	0
STARVIEW MOBILE HOME PARK	SAN BERNARDINO	5318 ADOBE RD, TWENTYNINE PALMS, CA 92277, (760) 309-0446	HCD - SOUTHERN A	36	0
PIONEER MOBILEHOME PARK	SAN BERNARDINO	13892 PIONEER RD, APPLE VALLEY, CA 92307, (760) 240-1218	HCD - SOUTHERN A	36	0
DESERT BREEZE TP	SAN BERNARDINO	16650 UNION ST, VICTORVILLE, CA 92392, (760) 245-5267	VICTORVILLE BUIL	35	0
APPLE VALLEY MHP	SAN BERNARDINO	21923 OTTAWA RD, APPLE VALLEY, CA 92307, (760) 240-1218	HCD - SOUTHERN A	35	0
GLEN HELEN	SAN BERNARDINO	1924 GLEN HELEN ROAD, SAN BERNARDINO, CA 92407, (909) 796-7570	HCD - SOUTHERN A	34	66
MISSION MP	SAN BERNARDINO	26397 REDLANDS BLVD, LOMA LINDA, CA 92350, (909) 796-7570	HCD - SOUTHERN A	34	55
DESERT OASIS MHP	SAN BERNARDINO	72258 JOSHUA DR, TWENTYNINE PALMS, CA 92277, (760) 367-7821	HCD - SOUTHERN A	34	0
FOUR SEASONS MOBILE HOME PARK	SAN BERNARDINO	5925 RIVERSIDE DR, CHINO, CA 91710, (714) 480-6828	HCD - SOUTHERN A	33	0
REDLANDS TRAILER PARK	SAN BERNARDINO	518 LAWTON ST, REDLANDS, CA 92373, (909) 793-5233	HCD - SOUTHERN A	33	0
COLONIAL TRAILER LODGE	SAN BERNARDINO	2341 ARMORY RD, BARSTOW, CA 92311, (619) 367-6463	HCD - SOUTHERN A	33	0
SIESTA MHP	SAN BERNARDINO	26122 E BASELINE RD, HIGHLAND, CA 92346, (949) 842-3831	HCD - SOUTHERN A	33	0
TREE HAVEN MOBILE ESTATES	SAN BERNARDINO	6117 VALLEY VIEW ST, JOSHUA TREE, CA 92252, (760) 366-2212	HCD - SOUTHERN A	32	5
MELODY LANE TP	SAN BERNARDINO	12688 CALIFORNIA ST, YUCAIPA, CA 92399, (909) 797-4696	CITY OF YUCAIPA,	32	0
BLUE SKY RESORT	SAN BERNARDINO	73687 DIDSBURY RD, TWENTYNINE PALMS, CA 92277, (858) 756-8762	HCD - SOUTHERN A	32	0
ODYSSEY MOBILE ESTATES	SAN BERNARDINO	4762 W. MISSION BLVD, ONTARIO, CA 91762, (909) 823-5643	HCD - SOUTHERN A	32	0
MOUNTAIN VIEW MHP	SAN BERNARDINO	4015 MOUNTAIN DR, SAN BERNARDINO, CA 92407, (909) 886-7966	HCD - SOUTHERN A	31	0
HIGHLANDER MHD	SAN BERNARDINO	9120 HESPERIA RD, HESPERIA, CA 92345, (619) 244-9562	CITY OF HESPERIA	31	0
ROYAL TP	SAN BERNARDINO	1409 W REDLANDS, REDLANDS, CA 92373, (909) 464-2963	HCD - SOUTHERN A	30	0
SUNSET PARK	SAN BERNARDINO	11137 BARTLETT AVE, ADELANTO, CA 92301, (619) 366-2255	HCD - SOUTHERN A	30	0
SUNSHINE RESORT	SAN BERNARDINO	1255 PARKER DAM RD, PARKER DAM, CA 92267, (760) 663-3098	HCD - SOUTHERN A	29	28
EL RANCHO TP	SAN BERNARDINO	35475 NATIONAL TRAILS HWY, DAGGETT, CA 92327, (619) 367-9364	HCD - SOUTHERN A	29	0
RANCHO LAFON	SAN BERNARDINO	17640 FOOTHILL BLVD, FONTANA, CA 92335, (714) 337-8463	FONTANA BUILDIN(	28	0
PARADISE TRAILER CT	SAN BERNARDINO	72 LAKEVIEW ST, BAKER, CA 92309, (909) 982-1066	HCD - SOUTHERN A	28	0
COLTON MOBILE HOME PARK	SAN BERNARDINO	845 W VALLEY BLVD, COLTON, CA 92324, (909) 384-9927	HCD - SOUTHERN A	28	0
RANCHO MHP	SAN BERNARDINO	1600 W WALNUT ST, SAN BERNARDINO, CA 92410, (562) 777-7807	HCD - SOUTHERN A	27	0
RAINBOW ESTATES	SAN BERNARDINO	32654 HWY 18, LUCERNE VALLEY, CA 92356, (760) 248-2536	HCD - SOUTHERN A	27	0
DESERT VIEW MP	SAN BERNARDINO	24811 COMMUNITY BLVD, HINKLEY, CA 92347, (909) 984-9128	HCD - SOUTHERN A	26	0
EDGE O TOWN MHP	SAN BERNARDINO	71630 TWENTYNINE PALMS HWY, TWENTYNINE PALMS, CA 92277, (619) 367-93	HCD - SOUTHERN A	26	0
BOULDER TP	SAN BERNARDINO	28479 E 3RD ST, HIGHLAND, CA 92346, (909) 797-0505	HCD - SOUTHERN A	26	0
ELM GROVE TRAILER PARK	SAN BERNARDINO	1051 IRWIN RD, BARSTOW, CA 92311, (619) 245-4191	HCD - SOUTHERN A	25	0

HCD List County of San Bernardino Mobile Home and RV lots

Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
SUNSET TP	SAN BERNARDINO	27087 W MAIN ST, BARSTOW, CA 92311, (360) 461-7205	HCD - SOUTHERN A	25	0
SUNILAND CT MHP	SAN BERNARDINO	6746 ADOBE RD, TWENTYNINE PALMS, CA 92277, (760) 361-5344	HCD - SOUTHERN A	25	0
WHISPERING TREES RESORT	SAN BERNARDINO	35918 SANTA FE, DAGGETT, CA 92327, (760) 221-2074	HCD - SOUTHERN A	24	0
SHADY ELMS MH PARK	SAN BERNARDINO	5074 ADOBE RD, TWENTYNINE PALMS, CA 92277, (480) 273-2017	HCD - SOUTHERN A	24	0
OAK GLEN CHRISTIAN CONF CENTER	SAN BERNARDINO	39364 OAK GLEN RD, YUCAIPA, CA 92399, (714) 825-2468	HCD - SOUTHERN A	24	0
SIERRA SANDS MHP	SAN BERNARDINO	18772 N BELLFLOWER ST, ADELANTO, CA 92301, (760) 530-1332	HCD - SOUTHERN A	24	0
COMET TP	SAN BERNARDINO	1405 E HOLT BLVD, ONTARIO, CA 91761, (909) 985-3553	HCD - SOUTHERN A	23	0
SKYLINE MHP	SAN BERNARDINO	30384 E HWY 58, BARSTOW, CA 92311, (909) 877-3692	HCD - SOUTHERN A	22	0
GARDEN GATE MOBILE HOME PARK L	SAN BERNARDINO	202 N ALLYN AVE, ONTARIO, CA 91764, (714) 391-3809	HCD - SOUTHERN A	22	0
NEW BEGINNINGS MHP	SAN BERNARDINO	11250 BARSTOW RD, LUCERNE VALLEY, CA 92356, (909) 984-9194	HCD - SOUTHERN A	21	9
SYCAMORE PARK	SAN BERNARDINO	22113 GRAND TERRACE RD, GRAND TERRACE, CA 92324, (323) 353-2647	HCD - SOUTHERN A	21	0
MORONGO MOBILE ESTATES	SAN BERNARDINO	49609 PARADISE AVE, MORONGO VALLEY, CA 92256, (760) 363-7241	HCD - SOUTHERN A	21	0
SUNRISE MHP	SAN BERNARDINO	19816 HWY 58, HINKLEY, CA 92347, (619) 367-9901	HCD - SOUTHERN A	21	0
66 TP	SAN BERNARDINO	16669 D STREET, VICTORVILLE, CA 92392, (928) 499-5373	VICTORVILLE BUIL	20	27
GOLDEN ARROW MHP	SAN BERNARDINO	10838 VERNON AVE, ONTARIO, CA 91762, (909) 777-5257	HCD - SOUTHERN A	20	0
WHISPERING PINES TP	SAN BERNARDINO	1776 HWY 2, WRIGHTWOOD, CA 92397, (760) 485-3885	HCD - SOUTHERN A	19	2
LA POSADA TP	SAN BERNARDINO	25236 THIRD ST, SAN BERNARDINO, CA 92410, (619) 367-0065	HCD - SOUTHERN A	19	0
CANYON PARK MHP	SAN BERNARDINO	32455 HWY 18, SPACE #1, RUNNING SPRINGS, CA 92382, (909) 797-0505	HCD - SOUTHERN A	19	0
DESERT PINES	SAN BERNARDINO	6832 ADOBE ROAD, TWENTYNINE PALMS, CA 92277, (760) 366-2212	HCD - SOUTHERN A	18	0
PALMS TP	SAN BERNARDINO	5611 MISSION BLVD, ONTARIO, CA 91762, (909) 797-0505	HCD - SOUTHERN A	18	0
NEWBERRY MOUNTAIN RV/MOTEL	SAN BERNARDINO	47800 OLD HWY 66, NEWBERRY SPRINGS, CA 92365, (909) 877-5243	HCD - SOUTHERN A	18	0
BROWNS TP	SAN BERNARDINO	199 W MILL ST, SAN BERNARDINO, CA 92408, (909) 553-8415	HCD - SOUTHERN A	17	0
SUNSET GARDENS MHP	SAN BERNARDINO	15114 FOOTHILL BLVD, FONTANA, CA 92335, (619) 326-2197	FONTANA BUILDIN	16	8
WHITTRAM MHP	SAN BERNARDINO	14224 WHITTRAM, FONTANA, CA 92335, (619) 367-6463	HCD - SOUTHERN A	16	0
VALLEY VISTA TP	SAN BERNARDINO	1995 E SAN BERNARDINO AVE, SAN BERNARDINO, CA 92408, (909) 335-2327	HCD - SOUTHERN A	15	0
MIDWAY TP	SAN BERNARDINO	24644 W. MAIN ST, BARSTOW, CA 92311, (619) 245-4191	HCD - SOUTHERN A	15	0
ORO GRANDE TP/MOTOR INN	SAN BERNARDINO	19806 NATIONAL TRAILS HWY, ORO GRANDE, CA 92368, (909) 796-7570	HCD - SOUTHERN A	15	0
CLOVER MHP	SAN BERNARDINO	11398 BARTLETT AVE, ADELANTO, CA 92301, (951) 990-7139	HCD - SOUTHERN A	15	0
DESERT SKY MOTEL/RV PARK	SAN BERNARDINO	55492 29 PALMS HWY, YUCCA VALLEY, CA 92284, (760) 365-2886	HCD - SOUTHERN A	15	0
SUNSET MHP	SAN BERNARDINO	1594 W 4TH ST, SAN BERNARDINO, CA 92411, (626) 448-7419	HCD - SOUTHERN A	13	0
SILVER DUNE MOBILE HOME PARK	SAN BERNARDINO	32935 DUNE RD, NEWBERRY SPRINGS, CA 92365, (760) 257-0979	HCD - SOUTHERN A	13	0
MAWS PARK	SAN BERNARDINO	911 COLTON AVE, COLTON, CA 92324, (619) 241-7163	HCD - SOUTHERN A	12	0
BROOKSIDE MOBILE HOME PARK	SAN BERNARDINO	2820 MILL CREEK RD, MENTONE, CA 92359, (909) 794-0792	HCD - SOUTHERN A	11	0
OLIVE DELL RANCH	SAN BERNARDINO	26520 KEISSEL RD, COLTON, CA 92324, (909) 825-6619	HCD - SOUTHERN A	10	29
CONEJO TRAILER PARK	SAN BERNARDINO	7241 CONEJO DR, SAN BERNARDINO, CA 92404, (909) 469-6999	HCD - SOUTHERN A	10	0
BONITA TP	SAN BERNARDINO	900 S FORD RD, LYTLE CREEK, CA 92358, (619) 326-2197	HCD - SOUTHERN A	10	0
"H" STREET TRAILER PARK	SAN BERNARDINO	574- 84 EAST H ST, COLTON, CA 92324, (909) 824-1910	HCD - SOUTHERN A	10	0
CALIZONA RV PARK	SAN BERNARDINO	1902 FIVE MILE RD, NEEDLES, CA 92363, (760) 326-3906	HCD - SOUTHERN A	9	85
TRONA TP	SAN BERNARDINO	81898 TRONA RD, TRONA, CA 93562, (310) 652-5566	HCD - SOUTHERN A	9	0
STERLING TP	SAN BERNARDINO	7262 STERLING AVE, SAN BERNARDINO, CA 92404, (909) 384-8388	HCD - SOUTHERN A	8	28
LONE WOLF COLONY HEALTH RANCH	SAN BERNARDINO	23200 BEAR VALLEY RD, APPLE VALLEY, CA 92307, (760) 247-7878	HCD - SOUTHERN A	8	7
BRUIN PARK SOUTH	SAN BERNARDINO	41120 BIG BEAR BLVD, BIG BEAR LAKE, CA 92315	BIG BEAR LAKE BU	8	4
SUNDOWN LAKES	SAN BERNARDINO	44504 VALLEY CENTER RD, NEWBERRY SPRINGS, CA 92365, (619) 949-1716	HCD - SOUTHERN A	7	0

HCD List County of San Bernardino Mobile Home and RV lots

Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
DESERT SPRINGS RV PARK	SAN BERNARDINO	34805 DAGGETT-YERMO ROAD, DAGGETT, CA 92327, (805) 268-0713	HCD - SOUTHERN A	5	66
WHITE ROAD MOBILE MANOR	SAN BERNARDINO	8611 WHITE RD, PHELAN, CA 92371, (760) 887-3219	HCD - SOUTHERN A	5	0
DESERT VIEW MHP	SAN BERNARDINO	5300 NATIONAL OLD TRAILS HWY, NEEDLES, CA 92363, (619) 326-4277	HCD - SOUTHERN A	4	61
DESERT WILLOW RV PARK	SAN BERNARDINO	12624 W MAIN ST, HESPERIA, CA 92345, (760) 949-0377	CITY OF HESPERIA	3	149
NEEDLES KOA KAMPGROUND	SAN BERNARDINO	5400 NATIONAL OLD TRAILS HWY, NEEDLES, CA 92363, (760) 326-4207	HCD - SOUTHERN A	3	70
SHADY LANE R.V. CAMP	SAN BERNARDINO	36445 SOAPMINE ROAD, BARSTOW, CA 92311, (760) 256-5322	HCD - SOUTHERN A	3	33
BARSTOW CALICO KOA	SAN BERNARDINO	35350 OUTER HWY 15, YERMO, CA 92398, (760) 254-2311	HCD - SOUTHERN A	3	16
BRADLEY TRAILER CT	SAN BERNARDINO	26037 E BASELINE, SAN BERNARDINO, CA 92410, (909) 337-1141	HCD - SOUTHERN A	3	0
LIGHTHOUSE TP	SAN BERNARDINO	40545 N SHORE LN, FAWNSKIN, CA 92333, (909) 866-9464	HCD - SOUTHERN A	2	90
LAUREL PINES RV PARK	SAN BERNARDINO	49150 HWY 38, ANGELUS OAKS, CA 92305, (714) 328-6697	HCD - SOUTHERN A	2	15
CADIZ PARK	SAN BERNARDINO	96-726 ROUTE 66, CADIZ, CA 92304, (760) 861-0603	HCD - SOUTHERN A	1	46
MOUNTAIN LAKES	SAN BERNARDINO	277 LYTLE CREEK RD, LYTLE CREEK, CA 92358, (909) 887-7070	HCD - SOUTHERN A	0	494
NORTH SHORE RV RESORT	SAN BERNARDINO	3408 RIVER RD, NEEDLES, CA 92363, (619) 326-5111	HCD - SOUTHERN A	0	136
HOLLOWAYS MARINA & RV PARK	SAN BERNARDINO	398 EDGEMOORE RD, BIG BEAR LAKE, CA 92315, (909) 866-5706	BIG BEAR LAKE BU	0	114
SAN BERNARDINO RV PARK	SAN BERNARDINO	1080 E NINTH ST, SAN BERNARDINO, CA 92410, (909) 381-2276	HCD - SOUTHERN A	0	110
ARROWHEAD MOTEL\TP	SAN BERNARDINO	24955 REDLANDS BLVD, LOMA LINDA, CA 92354, (909) 796-2897	HCD - SOUTHERN A	0	108
KAMPGROUND OF CALIFORNIA, LLC	SAN BERNARDINO	16530 STODDARD WELLS RD, VICTORVILLE, CA 92392, (760) 245-6867	VICTORVILLE BUIL	0	86
RIVERLAND RESORT	SAN BERNARDINO	3401 PARKER DAM RD, EARP, CA 92242, (760) 663-3733	HCD - SOUTHERN A	0	85
TERRACE VILLAGE RV PARK	SAN BERNARDINO	21975 E CARHART AVE, GRAND TERRACE, CA 92313, (909) 783-4580	HCD - SOUTHERN A	0	58
OAK HILL RV VILLAGE	SAN BERNARDINO	6238 CALIENTE, OAK HILLS, CA 92344, (619) 949-1716	CITY OF HESPERIA	0	31
RIVER ROAD RESORT	SAN BERNARDINO	3396 RIVER RD, NEEDLES, CA 92363, (619) 326-4882	HCD - SOUTHERN A	0	25
PINE TREE RV PARK	SAN BERNARDINO	42144 NORTHSHORE, BIG BEAR LAKE, CA 92315, (714) 866-2025	HCD - SOUTHERN A	0	21
EASTWOOD MP	SAN BERNARDINO	25070 E 3RD ST, HIGHLAND, CA 92346, (619) 241-6470	HCD - SOUTHERN A	0	19
MIDWAY TRAILER CT	SAN BERNARDINO	5017 HOLT BLVD, MONTCLAIR, CA 91763, (909) 680-5294	HCD - SOUTHERN A	0	18
YUCCA VALLEY RV PARK	SAN BERNARDINO	55408 TWENTYNINE PALMS HWY., YUCCA VALLEY, CA 92284, (760) 365-5596	HCD - SOUTHERN A	0	17
PINE STREAM RV PARK	SAN BERNARDINO	490 LYTLE CREEK, LYTLE CREEK, CA 92358, (909) 822-6030	HCD - SOUTHERN A	0	15
Y 95	SAN BERNARDINO	1209 E BROADWAY, NEEDLES, CA 92363, (619) 326-4295	HCD - SOUTHERN A	0	14
PIRATE COVE MARINA	SAN BERNARDINO	100 PARK MOABI RD, NEEDLES, CA 92363, (928) 453-6600	HCD - SOUTHERN A	0	14
SILVER LAKES RV PARK	SAN BERNARDINO	27925 HELENDALE RD, HELENDALE, CA 92342, (909) 594-0501	HCD - SOUTHERN A	0	0
ADELANTO RV PARK	SAN BERNARDINO	11301 AIRBASE RD, ADELANTO, CA 92301, (619) 246-7775	HCD - SOUTHERN A	0	0
HOLCOMB VALLEY RANCH	SAN BERNARDINO	34300 HOLCOMB VALLEY ROAD, FAWNSKIN, CA 92333, (310) 230-4145	HCD - SOUTHERN A	0	0
			Total Spaces	32408	3271

HCD List County of Riverside Mobile Home and RV lots

Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
HEMET WEST MOBILE ESTATES	RIVERSIDE	5001 W. FLORIDA AVE., HEMET, CA 92545, (714) 737-7374	CITY OF HEMET COD	771	0
SWAN LAKE MHP	RIVERSIDE	5800 HAMNER AVE, EASTVALE, CA 91752, (951) 685-7044	HCD - SOUTHERN AR	716	0
PLANTATION ON THE LAKE	RIVERSIDE	10961 DESERT LAWN DR, CALIMESA, CA 92320, (909) 795-4503	HCD - SOUTHERN AR	557	0
COLONIAL CC	RIVERSIDE	601 N. KIRBY ST., HEMET, CA 92545, (951) 925-2661	CITY OF HEMET COD	550	0
DATE PALM CC	RIVERSIDE	36-200 DATE PALM DR, CATHEDRAL CITY, CA 92234, (909) 767-1983	CATHEDRAL CITY BU	538	0
ROYAL PALMS MHP	RIVERSIDE	34 851 DATE PALM DR, CATHEDRAL CITY, CA 92234, (619) 927-2722	CATHEDRAL CITY BU	457	38
SUN MEADOWS	RIVERSIDE	27250 MURRIETA RD, MENIFEE, CA 92586, (951) 672-3549	HCD - SOUTHERN AR	392	0
COUNTRY LAKE	RIVERSIDE	21100 HWY 79, SAN JACINTO, CA 92583, (909) 654-9451	COUNTY OF RIVERSI	383	0
EL DORADO PALMS ESTATES COMMU	RIVERSIDE	6000 E PALM CANYON DR, PALM SPRINGS, CA 92264, (760) 328-2215	HCD - SOUTHERN AR	377	0
SANTA ROSA	RIVERSIDE	1455 S STATE ST, HEMET, CA 92543, (951) 658-1816	CITY OF HEMET COD	360	0
SUNCREST CC	RIVERSIDE	73450 COUNTRY CLUB DR, PALM DESERT, CA 92260, (760) 346-5866	HCD - SOUTHERN AR	360	0
RIVERSIDE MEADOWS	RIVERSIDE	4000 PIERCE ST, RIVERSIDE, CA 92505, (909) 659-5130	HCD - SOUTHERN AR	358	0
GREEN RIVER VILLAGE MHC	RIVERSIDE	4901 GREEN RIVER DR, CORONA, CA 92880, (909) 737-7374	HCD - SOUTHERN AR	333	0
SUN CITY MH ESTATES	RIVERSIDE	27601 SUN CITY BLVD, SUN CITY, CA 92586, (951) 679-2011	HCD - SOUTHERN AR	332	0
JURUPA HILLS CASCADE MHC	RIVERSIDE	6130 CAMINO REAL, RIVERSIDE, CA 92509, (909) 659-5130	HCD - SOUTHERN AR	322	0
HIDDEN SPRINGS COUNTRY CLUB	RIVERSIDE	15500 BUBBLING WELLS RD, DESERT HOT SPRINGS, CA 92240, (760) 329-9333	COUNTY OF RIVERSI	315	0
THE CANYON	RIVERSIDE	34 400 CATHEDRAL CANYON DR, CATHEDRAL CITY, CA 92234, (760) 324-4336	CATHEDRAL CITY BU	308	0
LAS PALMAS DE LA QUINTA	RIVERSIDE	80 000 AVE 48, INDIO, CA 92201, (760) 347-1920	INDIO BUILDING DEP	305	0
RANCHO CABALLERO MHP	RIVERSIDE	15181 VAN BUREN BLVD, RIVERSIDE, CA 91752, (909) 780-9272	COUNTY OF RIVERSI	303	0
RANCHO MIRAGE MOBILEHOME COMM	RIVERSIDE	69975 FRANK SINATRA DR, RANCHO MIRAGE, CA 92270, (760) 328-7664	RANCHO MIRAGE BU	288	0
HILLSIDE MH ESTATES	RIVERSIDE	27701 MURRIETA RD, SUN CITY, CA 92586, (951) 679-2317	HCD - SOUTHERN AR	270	0
CASA DEL REY MH ESTATES	RIVERSIDE	881 N LAKE ST, HEMET, CA 92543, (909) 927-2016	CITY OF HEMET COD	267	0
RAMON PARK	RIVERSIDE	1441 E RAMON RD, PALM SPRINGS, CA 92264, (760) 327-5417	HCD - SOUTHERN AR	264	0
TRAMVIEW MP	RIVERSIDE	67 920 E PALM CANYON DR, CATHEDRAL CITY, CA 92234, (760) 699-8091	CATHEDRAL CITY BU	264	0
VISTA MONTANA	RIVERSIDE	15300 PALM DR, DESERT HOT SPRINGS, CA 92240, (619) 329-4481	HCD - SOUTHERN AR	260	0
SAHARA MOBILE HOME ESTATES	RIVERSIDE	1955 S CAMINO REAL, PALM SPRINGS, CA 92264, (760) 327-1881	HCD - SOUTHERN AR	255	0
SOBOBA SPRINGS MHP	RIVERSIDE	2230 LAKE PARK DR, SAN JACINTO, CA 92583, (909) 659-5130	HCD - SOUTHERN AR	254	0
DESERT SANDS MANUFACTURED HOM	RIVERSIDE	32 750 DATE PALM DR, CATHEDRAL CITY, CA 92234, (760) 324-5282	CATHEDRAL CITY BU	254	0
FOOTHILLS OF HEMET	RIVERSIDE	1250 N. KIRBY ST., HEMET, CA 92543, (619) 342-2345	CITY OF HEMET COD	253	0
VILLA MAGNOLIA MOBILE HOME PARI	RIVERSIDE	3500 BUCHANAN ST, RIVERSIDE, CA 92503, (909) 925-1919	HCD - SOUTHERN AR	243	0
BRAVO ESTATES	RIVERSIDE	4080 PEDLEY RD, RIVERSIDE, CA 92509, (909) 674-7911	HCD - SOUTHERN AR	238	0
IL SORRENTO MHP	RIVERSIDE	23820 IRONWOOD, MORENO VALLEY, CA 92557, (714) 846-5659	HCD - SOUTHERN AR	233	0
FAIRVIEW MHP	RIVERSIDE	44725 E FLORIDA AVE, HEMET, CA 92544, (951) 927-2313	COUNTY OF RIVERSI	229	0
PALM CANYON MOBILE CLUB	RIVERSIDE	1880 S PALM CANYON DR, PALM SPRINGS, CA 92264, (760) 327-2062	HCD - SOUTHERN AR	229	0
SADDLEBACK MH ESTATES	RIVERSIDE	1536 S STATE ST, HEMET, CA 92543, (909) 658-0023	CITY OF HEMET COD	227	0
CRESTMORE	RIVERSIDE	3825 CRESTMORE RD, RIVERSIDE, CA 92509, (951) 369-7327	HCD - SOUTHERN AR	223	0
LAKE PERRIS VILLAGE MFD HOME CC	RIVERSIDE	350 E SAN JACINTO AVE, PERRIS, CA 92571, (951) 928-3151	HCD - SOUTHERN AR	223	0
DESERT PALMS MHC	RIVERSIDE	1097 N STATE ST, HEMET, CA 92543, (909) 925-3010	CITY OF HEMET COD	222	85
THE COLONY	RIVERSIDE	70377 GERALD FORD DR, RANCHO MIRAGE, CA 92270, (760) 328-6000	RANCHO MIRAGE BU	220	0
MISSION VILLAGE MHP	RIVERSIDE	3700 BUCHANAN ST, RIVERSIDE, CA 92503, (909) 654-2416	HCD - SOUTHERN AR	217	0
SILVER SPUR COMMUNITY	RIVERSIDE	50-001 HWY 74, PALM DESERT, CA 92260, (760) 346-4219	HCD - SOUTHERN AR	215	36
SAFARI PARK	RIVERSIDE	2601 CHEROKEE WAY, PALM SPRINGS, CA 92264, (760) 328-1108	HCD - SOUTHERN AR	215	0
RANCHO CALIMESA	RIVERSIDE	10320 CALIMESA BLVD, CALIMESA, CA 92320, (909) 795-7669	HCD - SOUTHERN AR	211	0
PARK PLACE MH COMMUNITY	RIVERSIDE	80 E DAWES ST, PERRIS, CA 92571, (909) 674-7911	HCD - SOUTHERN AR	205	0
SUN CANYON ESTATES MHP	RIVERSIDE	22840 STERLING, PALM SPRINGS, CA 92262, (619) 329-4481	COUNTY OF RIVERSI	204	0

HCD List County of Riverside Mobile Home and RV lots

Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
SANTIAGO ESTATES SUNNYMEAD	RIVERSIDE	25350 SANTIAGO DR, MORENO VALLEY, CA 92551, (909) 242-6158	HCD - SOUTHERN AR	202	0
KING ARTHUR MOBILE ESTATES	RIVERSIDE	1560 MASSACHUSETTS AVE #25, RIVERSIDE, CA 92507, (909) 682-5885	HCD - SOUTHERN AR	201	0
BEL AIR MOBILE ESTATES	RIVERSIDE	27150 SHADEL RD, SUN CITY, CA 92586, (951) 679-2080	HCD - SOUTHERN AR	200	0
PARKVIEW ESTATES MHC	RIVERSIDE	913 GRAND AVE, SAN JACINTO, CA 92582, (951) 654-3900	HCD - SOUTHERN AR	200	0
VILLA DEL SOL MH ESTATES	RIVERSIDE	2205 W ACACIA AVE, HEMET, CA 92545, (951) 925-1916	CITY OF HEMET COD	197	0
ROYAL HOLIDAY	RIVERSIDE	4400 W. FLORIDA AVE, HEMET, CA 92545, (909) 658-6109	CITY OF HEMET COD	196	0
HERITAGE MH COMMUNITY	RIVERSIDE	31130 S. GENERAL KEARNY RD, TEMECULA, CA 92591, (951) 676-5113	HCD - SOUTHERN AR	196	0
RANCHO RIVERSIDE	RIVERSIDE	3701 FILLMORE ST, RIVERSIDE, CA 92505, (951) 688-8178	HCD - SOUTHERN AR	194	0
INDIAN SPRINGS MOBILE HOME PARK	RIVERSIDE	49305 HWY 74, PALM DESERT, CA 92260, (760) 346-6019	HCD - SOUTHERN AR	194	0
MOUNTAIN SPRINGS MFD HOME COM	RIVERSIDE	3800 W WILSON, BANNING, CA 92220, (909) 849-5741	HCD - SOUTHERN AR	193	0
SKY'S HAVEN HOA INC	RIVERSIDE	14777 PALM DR, DESERT HOT SPRINGS, CA 92240, (760) 325-9500	HCD - SOUTHERN AR	191	0
SIERRA PINES MHP	RIVERSIDE	3883 BUCHANAN ST, RIVERSIDE, CA 92503, (909) 736-9522	HCD - SOUTHERN AR	187	0
VILLA CORONA MHP	RIVERSIDE	1550 RIMPAU AVE, CORONA, CA 92881, (909) 734-0301	HCD - SOUTHERN AR	187	0
BLUE FOUNTAIN MHP	RIVERSIDE	1600 S SAN JACINTO AVE, SAN JACINTO, CA 92583, (951) 487-1966	HCD - SOUTHERN AR	186	0
RIVERDALE ESTATES	RIVERSIDE	80 870 HWY 111, INDIO, CA 92201, (760) 347-0103	INDIO BUILDING DEP	185	0
CASA DEL SOL	RIVERSIDE	17300 CORK HILL ROAD, DESERT HOT SPRINGS, CA 92241, (760) 329-6633	COUNTY OF RIVERSI	185	0
PALM SPRINGS VIEW ESTATES	RIVERSIDE	6300 BOLERO DR, PALM SPRINGS, CA 92264, (619) 328-7118	HCD - SOUTHERN AR	184	0
VILLA DEL MONTE	RIVERSIDE	1499 OLD MOUNTAIN AVE, SAN JACINTO, CA 92583, (951) 654-2406	HCD - SOUTHERN AR	183	0
DEVONSHIRE DOWNS	RIVERSIDE	260 N LYON AVE, HEMET, CA 92543, (951) 658-4184	CITY OF HEMET COD	182	0
ARROYO FAIRWAYS MH CLUB	RIVERSIDE	42751 E FLORIDA AVE, HEMET, CA 92544, (619) 325-6282	COUNTY OF RIVERSI	182	0
ARABIAN GARDEN MOBILE ESTATES	RIVERSIDE	81 600 FRED WARING DR, INDIO, CA 92201, (909) 925-1015	INDIO BUILDING DEP	182	0
COUNTRY HIGHLANDS	RIVERSIDE	1444 MICHIGAN AVE, BEAUMONT, CA 92223, (714) 845-6460	HCD - SOUTHERN AR	181	0
SUNRISE ESTATES	RIVERSIDE	2200 W WILSON, BANNING, CA 92220, (909) 849-5081	HCD - SOUTHERN AR	181	0
CORONA PALMS	RIVERSIDE	13381 MAGNOLIA AVE, CORONA, CA 92879, (909) 734-0301	COUNTY OF RIVERSI	180	0
HEATHER ESTATES MH COMMUNITY	RIVERSIDE	1300 W. MENLO AVE., HEMET, CA 92544, (909) 674-7911	CITY OF HEMET COD	180	0
SANTIAGO SUNRISE VILLAGE	RIVERSIDE	1500 SAN RAFAEL DRIVE, PALM SPRINGS, CA 92262, (619) 320-1752	HCD - SOUTHERN AR	175	0
GOLDEN COACH MANOR	RIVERSIDE	575 S LYON AVE, HEMET, CA 92543, (951) 925-1210	CITY OF HEMET COD	171	0
CHERRY MP	RIVERSIDE	39335 VINELAND AVE, CHERRY VALLEY, CA 92223, (619) 329-2600	COUNTY OF RIVERSI	169	0
HORIZON MOBILE VILLAGE	RIVERSIDE	3575 E PALM CANYON DR, PALM SPRINGS, CA 92264, (760) 328-3730	HCD - SOUTHERN AR	165	0
PARK WEST	RIVERSIDE	64625 PIERSON BLVD, DESERT HOT SPRINGS, CA 92240, (760) 329-5841	COUNTY OF RIVERSI	165	0
LONDON SPIRES ESTATES	RIVERSIDE	725 W THORNTON AVE, HEMET, CA 92543, (909) 658-1818	CITY OF HEMET COD	165	0
HEALING WATERS MOBILE ESTATES	RIVERSIDE	18131 LANGLOIS RD, DESERT HOT SPRINGS, CA 92241, (619) 346-4219	COUNTY OF RIVERSI	163	43
MIRAGE ESTATES	RIVERSIDE	220 S ELK ST, HEMET, CA 92543, (909) 658-6146	CITY OF HEMET COD	161	0
CALIFORNIAN MHP	RIVERSIDE	1150 N. KIRBY ST, HEMET, CA 92543, (714) 567-7791	CITY OF HEMET COD	159	0
THE VILLAGE RIVERSIDE	RIVERSIDE	3663 BUCHANAN ST, RIVERSIDE, CA 92503, (909) 393-1131	HCD - SOUTHERN AR	159	0
BRAVO MHP	RIVERSIDE	4041 PEDLEY RD, RIVERSIDE, CA 92509, (999) 398-4850	HCD - SOUTHERN AR	156	0
GOLDEN SANDS MHP	RIVERSIDE	1900 SAN RAFAEL RD, PALM SPRINGS, CA 92262, (760) 327-4737	HCD - SOUTHERN AR	154	0
PUEBLO DEL SOL MHP	RIVERSIDE	81351 AVE 46, INDIO, CA 92201, (760) 342-3099	INDIO BUILDING DEP	154	0
DESERT VIEW MH CLUB	RIVERSIDE	18555 ROBERTS RD, DESERT HOT SPRINGS, CA 92241, (805) 965-7097	COUNTY OF RIVERSI	153	0
PANORAMA COVE MH ESTATES	RIVERSIDE	32600 HWY 74, HEMET, CA 92545, (909) 734-1094	COUNTY OF RIVERSI	152	0
PALMDALE ESTATES	RIVERSIDE	51 555 MONROE ST, INDIO, CA 92201, (760) 398-6333	INDIO BUILDING DEP	151	0
SUNBURST	RIVERSIDE	1895 W DEVONSHIRE ST, HEMET, CA 92543, (909) 658-1818	CITY OF HEMET COD	148	0
TWIN VIEW II MHP	RIVERSIDE	721 N SUNSET, BANNING, CA 92220, (909) 849-2662	HCD - SOUTHERN AR	146	0
PALM DESERT MOBILE ESTATES	RIVERSIDE	43-101 PORTOLA AVE, PALM DESERT, CA 92260, (760) 346-1508	HCD - SOUTHERN AR	144	0
LINDA VISTA MOBILE HOME PARK	RIVERSIDE	5700 W WILSON, BANNING, CA 92220, (951) 845-2167	HCD - SOUTHERN AR	143	0

HCD List County of Riverside Mobile Home and RV lots

Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
PORTOLA PALMS MHP	RIVERSIDE	43 155 PORTOLA AVE, PALM DESERT, CA 92210, (619) 346-2215	HCD - SOUTHERN AR	142	0
BLUE SKIES VILLAGE	RIVERSIDE	70 260 HWY 111, RANCHO MIRAGE, CA 92270, (760) 328-2600	RANCHO MIRAGE BU	141	0
MOUNTAIN VIEW MHP	RIVERSIDE	24600 MOUNTAIN AVE, HEMET, CA 92544, (619) 329-4855	COUNTY OF RIVERSI	141	0
SKY VALLEY EAST CORP	RIVERSIDE	74 711 DILLON RD, DESERT HOT SPRINGS, CA 92240, (909) 674-7911	COUNTY OF RIVERSI	138	330
RIVERSIDE CC	RIVERSIDE	9391 CALIFORNIA AVE, RIVERSIDE, CA 92503, (909) 687-5420	HCD - SOUTHERN AR	137	0
SKY VALLEY MH\RV PARK	RIVERSIDE	74 711 DILLON RD, DESERT HOT SPRINGS, CA 92241, (619) 325-8518	COUNTY OF RIVERSI	133	287
CORONA LA LINDA MHP	RIVERSIDE	777 S TEMESCAL ST, CORONA, CA 92879, (909) 734-1094	HCD - SOUTHERN AR	132	0
MOUNTAIN AIR MH ESTATES	RIVERSIDE	4133 W WILSON, BANNING, CA 92220, (909) 849-7953	HCD - SOUTHERN AR	131	0
THE CALIFORNIAN MH ESTATES	RIVERSIDE	950 S CALIFORNIA, CALIMESA, CA 92320, (909) 795-4115	HCD - SOUTHERN AR	130	0
WESTERN VILLAGE RANCH	RIVERSIDE	88 BONANZA, PALM SPRINGS, CA 92262, (619) 325-6282	COUNTY OF RIVERSI	129	0
BUTTERFIELD VILLAGE MHP	RIVERSIDE	32900 RIVERSIDE DR, LAKE ELSINORE, CA 92530, (951) 678-3302	HCD - SOUTHERN AR	128	2
HEMET VALLEY MOBILE ESTATES	RIVERSIDE	675 W OAKLAND AVE, HEMET, CA 92543, (909) 925-3418	CITY OF HEMET COD	125	0
EDEN ROC SOUTH MOBILE VILLAS	RIVERSIDE	332 N LYON ST, HEMET, CA 92543, (909) 925-1015	CITY OF HEMET COD	122	0
EDEN ROC NORTH MOBILE VILLA	RIVERSIDE	1525 W OAKLAND AVE, HEMET, CA 92543, (909) 925-1015	CITY OF HEMET COD	122	0
SANTIAGO ESTATES OF PEDLEY	RIVERSIDE	3700 QUARTZ CYN RD, RIVERSIDE, CA 92509, (714) 744-4993	HCD - SOUTHERN AR	122	0
WAGNER TP	RIVERSIDE	18 801 ROBERTS RD, DESERT HOT SPRINGS, CA 92240, (909) 658-4510	COUNTY OF RIVERSI	121	50
PALMERA ESTATES MHP	RIVERSIDE	51 374 TYLER ST, COACHELLA, CA 92236, (714) 943-7233	HCD - SOUTHERN AR	121	0
VISTA DE ORO MHP	RIVERSIDE	45521 E FLORIDA AVE, HEMET, CA 92544, (909) 658-1818	COUNTY OF RIVERSI	120	0
PALM TERRACE MOBILE VILLAGE	RIVERSIDE	12149 INDIANA AVE, RIVERSIDE, CA 92503, (909) 658-4510	HCD - SOUTHERN AR	119	0
SUN CALIENTE SANDS LLC	RIVERSIDE	35 100 DATE PALM DR, CATHEDRAL CITY, CA 92234, (909) 925-6750	CATHEDRAL CITY BU	118	0
PALM VIEW ESTATES	RIVERSIDE	64550 PIERSON BLVD, DESERT HOT SPRINGS, CA 92240, (909) 981-2700	HCD - SOUTHERN AR	118	0
PUEBLO SERENO MHP	RIVERSIDE	25521 LINCOLN AVE, HEMET, CA 92544, (619) 922-2916	COUNTY OF RIVERSI	117	0
SUN VALLEY ESTATES	RIVERSIDE	1445 W FLORIDA AVE, HEMET, CA 92543, (909) 658-5911	CITY OF HEMET COD	115	0
VISTA GRANDE SPA MHP	RIVERSIDE	17625 LANGLOIS RD, DESERT HOT SPRINGS, CA 92241, (619) 329-4481	COUNTY OF RIVERSI	111	0
SAMS FAMILY SPA	RIVERSIDE	70875 DILLON RD, DESERT HOT SPRINGS, CA 92240, (909) 780-9272	COUNTY OF RIVERSI	110	224
LAS PALOMAS ESTATES	RIVERSIDE	1134 VILLA CALIMESA LN, CALIMESA, CA 92320, (909) 795-2984	HCD - SOUTHERN AR	110	0
MOUNTAIN VIEW MP	RIVERSIDE	15525 MOUNTAIN VIEW RD, DESERT HOT SPRINGS, CA 92240, (619) 325-6282	COUNTY OF RIVERSI	110	0
COACHELLA MHP	RIVERSIDE	49-615 HARRISON STREET, COACHELLA, CA 92236, (760) 398-2533	HCD - SOUTHERN AR	109	0
ROYAL PINES ESTATES	RIVERSIDE	26350 DELANO DR, IDYLLWILD, CA 92549, (951) 659-2691	COUNTY OF RIVERSI	109	0
NEW HORIZON TRAILER VILLAGE	RIVERSIDE	25681 ALLESSANDRO BLVD, MORENO VALLEY, CA 92551, (909) 242-2991	HCD - SOUTHERN AR	109	0
ROYAL COACH MHP	RIVERSIDE	39060 CHERRY VALLEY BLVD, CHERRY VALLEY, CA 92223, (619) 325-6282	COUNTY OF RIVERSI	109	0
LINDA VISTA MH ESTATES	RIVERSIDE	45055 STATE HIGHWAY 74, HEMET, CA 92544, (951) 927-2615	COUNTY OF RIVERSI	109	0
EL RANCHO ESTATES	RIVERSIDE	2450 EAST HOBSON WAY, BLYTHE, CA 92225, (760) 921-6333	HCD - SOUTHERN AR	109	0
RANCHO DE ANZA MH ESTATES	RIVERSIDE	43601 E FLORIDA AVE, HEMET, CA 92544, (619) 927-2722	COUNTY OF RIVERSI	108	0
HEMET PARK ESTATES	RIVERSIDE	1400 E MENLO AVE., HEMET, CA 92544, (909) 925-6750	CITY OF HEMET COD	108	0
COUNTRY SQUIRE MOBILE ESTATES	RIVERSIDE	26871 ALESSANDRO BLVD, MORENO VALLEY, CA 92555, (909) 242-2817	HCD - SOUTHERN AR	107	0
PALM VILLA MOBILE LODGE	RIVERSIDE	430 N PALM AVE, HEMET, CA 92543, (909) 658-7012	CITY OF HEMET COD	106	0
JOSHUA SPRINGS	RIVERSIDE	18070 LANGLOIS RD, DESERT HOT SPRINGS, CA 92240, (619) 345-4770	COUNTY OF RIVERSI	105	0
BIG OAK GARDENS	RIVERSIDE	35080 CHANDLER RD, CALIMESA, CA 92320, (909) 795-2213	HCD - SOUTHERN AR	104	0
DUNE PALMS MOBILE ESTATES	RIVERSIDE	46 400 DUNE PALMS RD, LA QUINTA, CA 92253, (619) 347-7513	HCD - SOUTHERN AR	103	0
CORONA WEST MHP	RIVERSIDE	995 POMONA RD, CORONA, CA 92877, (909) 737-7979	HCD - SOUTHERN AR	101	0
AVALON MOBILE LODGE	RIVERSIDE	3319 AVALON ST, RIVERSIDE, CA 92509, (951) 778-9295	HCD - SOUTHERN AR	100	10
THE COLONY	RIVERSIDE	975 CALIFORNIA ST, CALIMESA, CA 92320, (909) 795-3510	HCD - SOUTHERN AR	100	0
THE PALMS MOBILE ESTATES & STOF	RIVERSIDE	35099 W FLORIDA AVE, HEMET, CA 92545, (619) 927-2722	COUNTY OF RIVERSI	98	0
CARAVANA ESTATES	RIVERSIDE	655 E MAIN ST, SAN JACINTO, CA 92583, (951) 654-4892	HCD - SOUTHERN AR	98	0

HCD List County of Riverside Mobile Home and RV lots

Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
CAREFREE MOBILE VILLAGE	RIVERSIDE	17069 INDIAN AVE, N PALM SPRINGS, CA 92258, (619) 329-5657	COUNTY OF RIVERSI	96	17
ECHO LODGE	RIVERSIDE	1700 S STATE ST, HEMET, CA 92543, (909) 658-8121	CITY OF HEMET COD	96	5
OASIS HOLMES HOT SPRINGS MHP	RIVERSIDE	69 530 DILLON RD, DESERT HOT SPRINGS, CA 92241, (619) 322-1881	COUNTY OF RIVERSI	95	0
MESA BLUFFS VILLAGE	RIVERSIDE	3589 WELLS RD, BLYTHE, CA 92225, (760) 921-2627	HCD - SOUTHERN AR	94	0
FLAMINGO MOBILELODGE	RIVERSIDE	1203 W 6TH ST, OFFICE, CORONA, CA 92882, (714) 737-4140	HCD - SOUTHERN AR	93	0
JACKSON PARK	RIVERSIDE	225 S ELK ST, HEMET, CA 92543, (909) 658-5911	CITY OF HEMET COD	93	0
VALLEY SUNRISE	RIVERSIDE	999 S SANTA FE AVE, SAN JACINTO, CA 92583, (714) 658-4184	HCD - SOUTHERN AR	93	0
CREEKSIDE MHP	RIVERSIDE	21650 TEMESCAL CANYON, CORONA, CA 92883, (909) 674-7911	COUNTY OF RIVERSI	92	0
JUNIPER TERRACE MHP	RIVERSIDE	530 W DEVONSHIRE AVE, HEMET, CA 92543, (909) 925-3418	CITY OF HEMET COD	91	0
COUNTRYWOOD ESTATES	RIVERSIDE	307 S SMITH AVE, CORONA, CA 92882, (951) 735-0650	HCD - SOUTHERN AR	90	0
DESERT SKY RV ESTATES	RIVERSIDE	1190 N PALM AVE, HEMET, CA 92546, (951) 925-3010	CITY OF HEMET COD	89	109
SANTIAGO ESTATES RIVERSIDE	RIVERSIDE	2595 ATLANTA AVE, RIVERSIDE, CA 92507, (909) 674-7911	HCD - SOUTHERN AR	88	0
SUNBIRD MHP	RIVERSIDE	84 950 AVE 65, THERMAL, CA 92274, (714) 737-4140	COUNTY OF RIVERSI	86	0
HUNTSMAN MHP	RIVERSIDE	31750 MACHADO ST, LAKE ELSINORE, CA 92530, (951) 674-4617	HCD - SOUTHERN AR	86	0
SPARKLING WATERS MP	RIVERSIDE	17800 LANGLOIS RD, DESERT HOT SPRINGS, CA 92240, (909) 795-4115	COUNTY OF RIVERSI	85	0
CASTROS TP	RIVERSIDE	53-450 TYLER ST, COACHELLA, CA 92236, (999) 398-4850	HCD - SOUTHERN AR	85	0
PALM DRIVE	RIVERSIDE	15687 S. PALM DRIVE, DESERT HOT SPRINGS, CA 92240, (909) 674-7911	HCD - SOUTHERN AR	85	0
ARABIAN MOBILE HOME PARK	RIVERSIDE	46 200 CALHOUN ST P O BOX 491464, INDIO, CA 92201, (760) 347-3270	INDIO BUILDING DEP	83	0
PONDEROSA MOBILE ESTATES	RIVERSIDE	1001 S 3RD ST, CALIMESA, CA 92320, (909) 795-2329	HCD - SOUTHERN AR	82	0
TRADEWINDS MOBILE LODGE	RIVERSIDE	455 E 7TH ST, SAN JACINTO, CA 92583, (909) 654-2416	HCD - SOUTHERN AR	82	0
VOGUE MOBILE MANOR	RIVERSIDE	43531 ACACIA AVE., HEMET, CA 92543, (951) 766-2824	COUNTY OF RIVERSI	81	0
EL RANCHO MOBILE ESTATES	RIVERSIDE	258 W 7TH ST, SAN JACINTO, CA 92583, (714) 974-0397	HCD - SOUTHERN AR	80	18
RIVERVIEW MOBILE ESTATES	RIVERSIDE	5803 MISSION BLVD, RIVERSIDE, CA 92509, (619) 320-1752	HCD - SOUTHERN AR	80	0
AMBERLITE MHP	RIVERSIDE	853 N MAIN ST, CORONA, CA 92877, (909) 737-8629	HCD - SOUTHERN AR	79	0
TAMARISK PARK	RIVERSIDE	18075 LANGLOIS ROAD, DESERT HOT SPRINGS, CA 92241, (909) 734-1094	COUNTY OF RIVERSI	78	98
BRIARWOOD MHP	RIVERSIDE	300 ELLIS ST, LAKE ELSINORE, CA 92530, (909) 245-5866	HCD - SOUTHERN AR	78	0
J.F.K. MOBILE VILLAGE	RIVERSIDE	15040 HEACOCK, MORENO VALLEY, CA 92551, (909) 242-5437	HCD - SOUTHERN AR	78	0
DESERT HOT SPRINGS TRAILER PARK	RIVERSIDE	66434 W 5TH ST, DESERT HOT SPRINGS, CA 92240, (909) 769-3624	HCD - SOUTHERN AR	74	0
SKY RIDGE MHP	RIVERSIDE	68 - 916 H ST, CATHEDRAL CITY, CA 92234, (909) 681-9249	CATHEDRAL CITY BL	73	0
WESTERN MH VILLAGE	RIVERSIDE	10513 MAGNOLIA AVE, RIVERSIDE, CA 92505, (909) 689-1711	HCD - SOUTHERN AR	72	0
THE VILLAGE GREEN	RIVERSIDE	1602 W ACACIA AVE, HEMET, CA 92543, (714) 658-4184	CITY OF HEMET COD	72	0
EDGELANE MHP	RIVERSIDE	21875 EUCALYPTUS AVE LOT 60, MORENO VALLEY, CA 92553, (909) 653-1948	HCD - SOUTHERN AR	72	0
SKY TRAILS MOBILE VILLAGE	RIVERSIDE	14890 PERRIS BLVD, MORENO VALLEY, CA 92553, (909) 242-1261	HCD - SOUTHERN AR	71	0
MURRIETA PALMS	RIVERSIDE	26311 JACKSON ST, MURRIETA, CA 92563, (909) 677-6030	HCD - SOUTHERN AR	71	0
BOUGAINVILLEA ESTATES	RIVERSIDE	17551 MOUNTAIN VIEW RD, DESERT HOT SPRINGS, CA 92241, (760) 399-2808	COUNTY OF RIVERSI	70	18
DESERT PALMS COMMUNITY LP	RIVERSIDE	17555 CORK HILL ROAD, DESERT HOT SPRINGS, CA 92241, (760) 329-7113	COUNTY OF RIVERSI	70	18
DESERT SHORES TRAILER PARK	RIVERSIDE	320 DESERT SHORES DR, DESERT SHORES, CA 92274, (619) 572-0109	IMPERIAL COUNTY B	69	0
MOUNTAIN VIEW MHP	RIVERSIDE	485 IDYLLWILD DR, SAN JACINTO, CA 92583, (999) 755-8814	HCD - SOUTHERN AR	69	0
CORK HILL PALMS RV PARK	RIVERSIDE	17640 CORK HILL RD, DESERT HOT SPRINGS, CA 92241, (619) 329-4481	COUNTY OF RIVERSI	67	14
ARABIAN GARDENS MHP	RIVERSIDE	43 532 CLINTON ST, INDIO, CA 92201, (480) 556-0550	INDIO BUILDING DEP	66	0
BEL AIRE MOBILE ESTATES	RIVERSIDE	6154 MISSION BLVD, RIVERSIDE, CA 92509, (909) 769-3624	HCD - SOUTHERN AR	65	0
DATE PALM MP	RIVERSIDE	44-071 CLINTON STREET, INDIO, CA 92201, (619) 322-1881	COUNTY OF RIVERSI	65	0
BANNING MOUNTAIN VIEW ESTATES M	RIVERSIDE	501 WEST RAMSEY STREET, BANNING, CA 92220, (951) 849-3623	HCD - SOUTHERN AR	64	0
TOWNE MOBILE HOME PARK	RIVERSIDE	46 350 TOWNE ST, INDIO, CA 92201, (760) 977-0562	INDIO BUILDING DEP	64	0
LAKE TAMARISK DESERT RESORT	RIVERSIDE	26250 PARK VIEW DR, DESERT CENTER, CA 92239, (909) 658-1816	COUNTY OF RIVERSI	63	87

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Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
MAZE STONE VILLAGE	RIVERSIDE	24515 CALIFORNIA AVE, HEMET, CA 92545, (951) 926-4742	COUNTY OF RIVERSI	62	0
BURTONS MH & RV PARK	RIVERSIDE	1576 EAST HOBSONWAY, BLYTHE, CA 92225, (760) 922-3814	HCD - SOUTHERN AR	61	43
DESERT OASIS MH PARK	RIVERSIDE	17850 CORK HILL ROAD, DESERT HOT SPRINGS, CA 92240, (909) 849-7953	COUNTY OF RIVERSI	61	41
MISSION MOBILE MANOR	RIVERSIDE	8110 MISSION BLVD, RIVERSIDE, CA 92509, (619) 346-1508	HCD - SOUTHERN AR	60	0
BLYTHE MARINA ESTATES	RIVERSIDE	3600 COLORADO RIVER RD, BLYTHE, CA 92225, (951) 245-0700	HCD - SOUTHERN AR	60	0
HIDDEN BEACHES RIVER RESORT	RIVERSIDE	6951 EAST SIXTH AVE, BLYTHE, CA 92225, (760) 922-7276	HCD - SOUTHERN AR	58	44
IDYLLWILD TP	RIVERSIDE	25955 IDYLLWILD RD, IDYLLWILD, CA 92549, (909) 735-5311	COUNTY OF RIVERSI	58	0
SANTIAGO ESTATES	RIVERSIDE	351 E 7TH ST, SAN JACINTO, CA 92583, (951) 654-8848	HCD - SOUTHERN AR	58	0
MOBILE HACIENDA MHP	RIVERSIDE	1380 W FLORIDA AVE, HEMET, CA 92543, (909) 658-1519	CITY OF HEMET COD	57	0
MISSION HILLS MHP	RIVERSIDE	41900 IVY ST, MURRIETA, CA 92562, (951) 677-0987	HCD - SOUTHERN AR	57	0
HEMACINTO MP	RIVERSIDE	2150 S SAN JACINTO AVE, SAN JACINTO, CA 92583, (909) 681-9249	HCD - SOUTHERN AR	56	0
`PARK LANE MH ESTATES	RIVERSIDE	3900 TEMESCAL, CORONA, CA 92882, (619) 325-6282	COUNTY OF RIVERSI	56	0
CURRYS MHP	RIVERSIDE	1490 E. 6TH STREET, BEAUMONT, CA 92223, (909) 845-1861	HCD - SOUTHERN AR	55	0
PIONEER MOBILE VILLAGE	RIVERSIDE	1055 E 6TH ST, BEAUMONT, CA 92223, (323) 852-7025	HCD - SOUTHERN AR	54	0
CALIFORNIA MOBILE ESTATES	RIVERSIDE	3695 AVALON ST, RUBIDOUX, CA 92509, (619) 346-4219	HCD - SOUTHERN AR	54	0
WALNUT GROVE MOBILE ESTATES	RIVERSIDE	5925 MISSION BLVD, RIVERSIDE, CA 92509, (714) 737-4140	HCD - SOUTHERN AR	52	0
LA CORONA MHP	RIVERSIDE	1410 E 6TH ST, CORONA, CA 92879, (951) 278-1554	HCD - SOUTHERN AR	52	0
CANYON HOMES	RIVERSIDE	21601 CANYON DRIVE, WILDOMAR, CA 92595, (951) 245-0160	HCD - SOUTHERN AR	52	0
ANZA PINES MHP	RIVERSIDE	53651 HWY 371, ANZA, CA 92539, (714) 677-6030	COUNTY OF RIVERSI	52	0
LAS CASITAS MOBILE HOME PARK	RIVERSIDE	390 E 7TH ST, SAN JACINTO, CA 92583, (909) 927-2016	HCD - SOUTHERN AR	51	0
COUNTRY SQUIRE MP	RIVERSIDE	66455 DILLON RD, DESERT HOT SPRINGS, CA 92240, (619) 329-1191	HCD - SOUTHERN AR	50	10
RANCHO CORONA MHP	RIVERSIDE	1225 W 8TH ST, CORONA, CA 92882, (909) 737-1284	HCD - SOUTHERN AR	49	0
VALLE VISTA MP	RIVERSIDE	44730 FLORIDA AVE, HEMET, CA 92544, (951) 927-7701	COUNTY OF RIVERSI	49	0
PALM DRIVE	RIVERSIDE	15685 PALM DR, DESERT HOT SPRINGS, CA 92240, (760) 251-2205	HCD - SOUTHERN AR	49	0
DESERT WILLOWS PROPERTY OWNEF	RIVERSIDE	65 565 ACOMA AVE, DESERT HOT SPRINGS, CA 92240, (619) 329-4855	HCD - SOUTHERN AR	49	0
RANCHO MIRAGE RV & MOBILE VILLA	RIVERSIDE	70 210 HWY 111, RANCHO MIRAGE, CA 92270, (760) 328-1177	RANCHO MIRAGE BU	48	24
COULTER PINE TP	RIVERSIDE	52901 PINE COVE RD, IDYLLWILD, CA 92549, (909) 734-0051	COUNTY OF RIVERSI	47	0
SIERRA HILLS MHE, LLC	RIVERSIDE	12101 INDIANA AVE, RIVERSIDE, CA 92503, (951) 278-1003	HCD - SOUTHERN AR	46	0
CRANE LAKESIDE PARK & RESORT	RIVERSIDE	15980 GRAND AVE, LAKE ELSINORE, CA 92530, (909) 678-2112	COUNTY OF RIVERSI	45	55
ELMS MOBILE HOME PARK	RIVERSIDE	81 271 INDIO BLVD, INDIO, CA 92201, (760) 535-6494	INDIO BUILDING DEP	45	0
RUBIDOUX TRAILER PARK LLC	RIVERSIDE	3661 PACIFIC AVE, RIVERSIDE, CA 92509, (714) 974-0397	HCD - SOUTHERN AR	45	0
SUNRISE MHP	RIVERSIDE	1920 E FLORIDA AVE, HEMET, CA 92543, (760) 703-1537	CITY OF HEMET COD	45	0
BEVERLY CT	RIVERSIDE	6045 MISSION BLVD, RIVERSIDE, CA 92509, (909) 653-1948	HCD - SOUTHERN AR	45	0
WHISPERING SANDS	RIVERSIDE	15225 PALM DR, DESERT HOT SPRINGS, CA 92240, (760) 251-2368	HCD - SOUTHERN AR	45	0
ELM TRAILER PARK LLC	RIVERSIDE	5741 MISSION BLVD, RIVERSIDE, CA 92509, (951) 781-3938	HCD - SOUTHERN AR	43	0
SOUTH MESA MHP	RIVERSIDE	763 W AVE L, CALIMESA, CA 92320, (909) 478-2481	HCD - SOUTHERN AR	43	0
ELMS MOBILE HOME PARK & APTS	RIVERSIDE	350 S STATE ST, SAN JACINTO, CA 92583, (951) 686-4760	HCD - SOUTHERN AR	42	0
VALLEY VIEW TP	RIVERSIDE	88 041 AVE 56, THERMAL, CA 92274, (909) 658-7012	COUNTY OF RIVERSI	42	0
THERMAL TP	RIVERSIDE	56 335 HWY 111, THERMAL, CA 92274, (909) 681-9249	COUNTY OF RIVERSI	41	0
100 PALMS RESORT	RIVERSIDE	66 845 HWY 86, THERMAL, CA 92274, (909) 845-5340	COUNTY OF RIVERSI	38	0
WEBB'S TRAILER PARK	RIVERSIDE	621 E RAMEY, BANNING, CA 92220, (714) 578-0662	HCD - SOUTHERN AR	38	0
SUNNYSIDE RV PARK	RIVERSIDE	79520 VARNER RD, INDIO, CA 92203, (619) 320-1752	COUNTY OF RIVERSI	38	0
KOZY TP	RIVERSIDE	525 PALM AVE, BEAUMONT, CA 92223, (909) 845-0403	HCD - SOUTHERN AR	37	0
TOWN\COUNTRY MHP	RIVERSIDE	685 N. STATE ST, HEMET, CA 92543, (619) 320-1752	CITY OF HEMET COD	36	0
JURUPA HILLS MOBILE HOME PARK	RIVERSIDE	8086 MISSION BLVD, JURUPA VALLEY, CA 92509, (951) 685-0052	HCD - SOUTHERN AR	36	0

HCD List County of Riverside Mobile Home and RV lots

Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
HIGHGROVE TRAILER COURT	RIVERSIDE	220 LA CADENA DR, RIVERSIDE, CA 92501, (909) 845-1861	COUNTY OF RIVERSI	35	0
COZY TRAILER CT	RIVERSIDE	210 W KIMBALL AVE, HEMET, CA 92543, (909) 925-7311	CITY OF HEMET COD	35	0
COTTONWOOD MOBILE HOME PARK	RIVERSIDE	3720 CRESTMORE RD, RIVERSIDE, CA 92509, (714) 683-1011	COUNTY OF RIVERSI	34	0
ADOBE VILLAGE MHP	RIVERSIDE	53 080 HARRISON STREET, COACHELLA, CA 92236, (619) 398-2318	HCD - SOUTHERN AR	33	0
COTTONWOOD MOBILE HOME PARK	RIVERSIDE	5171 MISSION BLVD, RIVERSIDE, CA 92509, (714) 683-1011	COUNTY OF RIVERSI	32	0
GLEN AVON MOBILE ESTATES	RIVERSIDE	9861 MISSION BLVD, RIVERSIDE, CA 92501, (909) 689-1711	HCD - SOUTHERN AR	32	0
BALDY MOUNTAIN RANCH	RIVERSIDE	52601 HWY 74, MOUNTAIN CENTER, CA 92561, (909) 658-1816	COUNTY OF RIVERSI	30	50
VALLEY PALMS MOBILE HOME PARK	RIVERSIDE	2370 EAST HOBSON WAY, BLYTHE, CA 92225, (760) 922-7335	HCD - SOUTHERN AR	30	7
CORONA MHP	RIVERSIDE	1108 E 5TH ST, CORONA, CA 92879, (909) 735-5311	HCD - SOUTHERN AR	30	2
HIDDEN OASIS MOBILE HOME PARK	RIVERSIDE	983 W LA CADENA DR, RIVERSIDE, CA 92501, (951) 743-9181	HCD - SOUTHERN AR	28	0
STAGECOACH MOBILE MANOR	RIVERSIDE	3705 W RAMSEY ST, BANNING, CA 92220, (714) 777-1122	HCD - SOUTHERN AR	28	0
STAGE COACH MOBILE ESTATES	RIVERSIDE	6050 MISSION BLVD, RIVERSIDE, CA 92509, (909) 945-8888	HCD - SOUTHERN AR	28	0
BEAUMONT MOBILE ESTATES	RIVERSIDE	1460 E SIXTH ST, BEAUMONT, CA 92223, (909) 681-9249	HCD - SOUTHERN AR	27	0
GREEN ACRES MHP	RIVERSIDE	25 950 RICE RD, DESERT CENTER, CA 92239, (760) 227-3109	COUNTY OF RIVERSI	27	0
ALL SUNSHINE MOBILE HOME & RV P	RIVERSIDE	96751 HWY 111, MECCA, CA 92254, (760) 393-3033	COUNTY OF RIVERSI	25	30
SHORES ACRES MOBILE HOME PARK	RIVERSIDE	15682 GRAND AVE, LAKE ELSINORE, CA 92530, (714) 231-6491	HCD - SOUTHERN AR	25	21
SANTA FE MOBILEHOME PARK	RIVERSIDE	7721 MISSION BLVD, RIVERSIDE, CA 92509, (562) 256-7011	HCD - SOUTHERN AR	24	0
MECCA TRAILER PARK	RIVERSIDE	91329 2ND ST, MECCA, CA 92254, (909) 658-4510	COUNTY OF RIVERSI	24	0
GALWAY DOWNS MHP	RIVERSIDE	38801 LOS CORRALITOS, TEMECULA, CA 92592, (951) 303-0405	COUNTY OF RIVERSI	24	0
ACE MOBILE HOME PARK NORTH	RIVERSIDE	5479 34TH ST, RIVERSIDE, CA 92509, (951) 987-9861	HCD - SOUTHERN AR	22	0
LAZY WHEELS	RIVERSIDE	4715 WADE, PERRIS, CA 92571, (909) 940-0619	HCD - SOUTHERN AR	21	0
DESERTVIEW MHP	RIVERSIDE	87 629 AVE 56, THERMAL, CA 92274, (909) 769-3624	COUNTY OF RIVERSI	20	0
POPPY TRAIL TP	RIVERSIDE	1451 E SIXTH ST, BEAUMONT, CA 92223, (951) 845-4611	HCD - SOUTHERN AR	20	0
RIVER OASIS	RIVERSIDE	5900 COLORADO RIVER RD, BLYTHE, CA 92225, (619) 322-1881	COUNTY OF RIVERSI	20	0
RANCHO POLO	RIVERSIDE	82800 AVE 58, THERMAL, CA 92274, (619) 399-1970	COUNTY OF RIVERSI	20	0
NO STAR TRAILER PARK	RIVERSIDE	150 MAPES RD, PERRIS, CA 92570, (951) 657-5744	HCD - SOUTHERN AR	20	0
POINTE CAPRI MHP	RIVERSIDE	700 CAPRI LN, DESERT SHORES, CA 92274, (619) 357-3676	IMPERIAL COUNTY B	19	0
LAKELAND TP	RIVERSIDE	17650 GRAND AVE, LAKE ELSINORE, CA 92530, (619) 322-1881	COUNTY OF RIVERSI	19	0
PALM DRIVE COURT	RIVERSIDE	14 881 PALM DR, DESERT HOT SPRINGS, CA 92240, (619) 592-4669	HCD - SOUTHERN AR	18	40
MODEL MOBILE HOME PARK	RIVERSIDE	83109 LUPINE AVE, INDIO, CA 92201, (760) 342-5926	INDIO BUILDING DEP	18	0
ALOHA MOBILE HOME PARK	RIVERSIDE	905 W LA CADENA DR, RIVERSIDE, CA 92501, (951) 781-9123	HCD - SOUTHERN AR	17	0
DESERT GEM	RIVERSIDE	177 NORTH ACACIA ST, BLYTHE, CA 92225, (909) 418-4204	HCD - SOUTHERN AR	17	0
COYOTE SPRINGS VILLAGE	RIVERSIDE	43551 RAGSDALE RD, DESERT CENTER, CA 92239, (619) 927-2722	COUNTY OF RIVERSI	17	0
OASIS MOBILE HOME PARK	RIVERSIDE	45922 E FLORIDA AVE, HEMET, CA 92544, (909) 767-1983	COUNTY OF RIVERSI	17	0
ACE MOBILE HOME PARK SOUTH	RIVERSIDE	3593 WALLACE ST, RIVERSIDE, CA 92509, (951) 987-9861	HCD - SOUTHERN AR	16	0
CHIRIACO SUMMIT TP	RIVERSIDE	GENERAL DELIVERY, CHIRIACO SUMMIT, CA 92201, (714) 845-6460	COUNTY OF RIVERSI	16	0
SILVER SANDS RV/MOBILE HOME PAF	RIVERSIDE	HWY 86 RT 3 BX 610, DESERT SHORES, CA 92274, (619) 572-0109	IMPERIAL COUNTY B	15	45
MONTEREY MP	RIVERSIDE	1877 W RAMSEY ST, BANNING, CA 92220, (909) 769-1264	HCD - SOUTHERN AR	15	0
RIVERDALE TRAILER PARK	RIVERSIDE	11416 HOLMES AVE, MIRA LOMA, CA 91752, (619) 320-1752	HCD - SOUTHERN AR	15	0
HUMMINGBIRD TP	RIVERSIDE	52791 PINE COVE RD, IDYLLWILD, CA 92549, (714) 737-4140	COUNTY OF RIVERSI	15	0
RANCHO DELARA PARK	RIVERSIDE	87-985 AVENUE 52, COACHELLA, CA 92236, (714) 943-7233	HCD - SOUTHERN AR	14	0
DELUX TP	RIVERSIDE	1901 W. RAMSEY ST, BANNING, CA 92220, (951) 769-3624	HCD - SOUTHERN AR	13	0
MODERN TRAILER PARK	RIVERSIDE	927 EDGAR AVE, BEAUMONT, CA 92223, (909) 845-5340	HCD - SOUTHERN AR	12	0
MOUNTAIN VIEW MOBILE HOME PARK	RIVERSIDE	125 N PHILLIPS ST, BANNING, CA 92220, (626) 589-1887	HCD - SOUTHERN AR	12	0
ORANGE	RIVERSIDE	6353 MISSION BLVD, RUBIDOUX, CA 92509, (951) 764-7225	HCD - SOUTHERN AR	12	0

HCD List County of Riverside Mobile Home and RV lots

Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
CALIFORNIA PALMS	RIVERSIDE	501 S MISTLETOE AVE, SAN JACINTO, CA 92583, (909) 654-2277	HCD - SOUTHERN AR	11	19
NORTH SHORE MARINA MHP	RIVERSIDE	99 175 SEA VIEW RD, MECCA, CA 92254, (760) 393-1131	COUNTY OF RIVERSI	10	28
OASIS MOBILE HOME PARK	RIVERSIDE	1943 W RAMSEY ST, BANNING, CA 92220, (951) 402-4141	HCD - SOUTHERN AR	10	0
EMERALD DESERT GOLF\RV RESORT	RIVERSIDE	76 000 FRANK SINATRA DR, PALM DESERT, CA 92211, (619) 345-4770	HCD - SOUTHERN AR	9	230
JAYHAWK TP	RIVERSIDE	5934 MISSION BLVD, RIVERSIDE, CA 92509, (714) 849-3623	COUNTY OF RIVERSI	9	0
MOUNTAIN CIRCLE TP	RIVERSIDE	56400 HWY 371, ANZA, CA 92539, (714) 995-0127	COUNTY OF RIVERSI	9	0
BLUE LINE TP	RIVERSIDE	950 E HOBSON WAY, BLYTHE, CA 92225, (760) 921-2919	HCD - SOUTHERN AR	8	13
LA CANADA MOBILE ESTATES	RIVERSIDE	81900 AVE 52 OFFICE # 31, INDIO, CA 92201, (760) 398-0212	INDIO BUILDING DEP	8	0
PALM TRAILER COURT	RIVERSIDE	1011 W LA CADENA DR, RIVERSIDE, CA 92501, (909) 642-1900	HCD - SOUTHERN AR	6	9
SHADY LANE PARK	RIVERSIDE	5020 W RAMSEY ST, BANNING, CA 92220, (909) 845-4138	HCD - SOUTHERN AR	6	0
KKOTTONGNAE RETREAT CAMP	RIVERSIDE	37885 HWY 79 SOUTH, TEMECULA, CA 92592, (951) 303-0421	COUNTY OF RIVERSI	4	40
CALIENTE SPRINGS RV PARK	RIVERSIDE	70 200 DILLON RD, DESERT HOT SPRINGS, CA 92240, (760) 329-2979	COUNTY OF RIVERSI	2	677
THE ROADRUNNER	RIVERSIDE	32500 RIVERSIDE DR, LAKE ELSINORE, CA 92530, (909) 674-8717	HCD - SOUTHERN AR	2	90
CASA DE MOBLE	RIVERSIDE	32383 CORYDON RD, LAKE ELSINORE, CA 92530, (951) 674-1987	HCD - SOUTHERN AR	2	64
DESTINY - MCINTYRE	RIVERSIDE	26TH STREET, BLYTHE, CA 92225, (909) 849-5741	COUNTY OF RIVERSI	2	0
DESERT POOLS RESORT	RIVERSIDE	70405 DILLON RD, DESERT HOT SPRINGS, CA 92241, (714) 735-0650	COUNTY OF RIVERSI	1	208
SANTIAGO HEMET VALLEY LLC	RIVERSIDE	525 N GILBERT ST, HEMET, CA 92543, (909) 658-0218	CITY OF HEMET COD	1	95
COUNTRY HILLS RV PARK	RIVERSIDE	14711 MANZANITA RD, BEAUMONT, CA 92223, (909) 845-5919	COUNTY OF RIVERSI	1	86
BANNING STAGECOACH KOA	RIVERSIDE	1455 S SAN GORGONIO, BANNING, CA 92220, (951) 849-7513	HCD - SOUTHERN AR	1	67
INDIAN OAKS TP	RIVERSIDE	38120 E BENTON RD, TEMECULA, CA 92592, (951) 302-5399	COUNTY OF RIVERSI	1	60
HAPPY CAMP	RIVERSIDE	30550 LONGHORN DRIVE, CANYON LAKE, CA 92587, (951) 244-6841	HCD - SOUTHERN AR	1	39
PALMS TRAILER COURT	RIVERSIDE	1011 LA CADENA DR, RIVERSIDE, CA 92501, (909) 845-5340	HCD - SOUTHERN AR	1	14
THE OUTHOUSE INC.	RIVERSIDE	32310 RIVERSIDE DR, LAKE ELSINORE, CA 92530, (909) 677-3007	HCD - SOUTHERN AR	1	13
GOLDEN VILLAGE PALMS RV RESORT	RIVERSIDE	3600 W FLORIDA AVE, HEMET, CA 92544, (951) 925-2518	CITY OF HEMET COD	0	1019
SILENT VALLEY CLUB	RIVERSIDE	46 200 POPPET FLATS RD, BANNING, CA 92220, (999) 398-4850	COUNTY OF RIVERSI	0	850
WILDERNESS LAKES	RIVERSIDE	30605 BRIGGS RD, MENIFEE, CA 92584, (951) 246-4825	HCD - SOUTHERN AR	0	523
SANDS RV RESORT	RIVERSIDE	16400 BUBBLING WELLS RD, DESERT HOT SPRINGS, CA 92240, (714) 943-7233	COUNTY OF RIVERSI	0	507
CATALINA RV SPA	RIVERSIDE	18800 CORK HILL ROAD, DESERT HOT SPRINGS, CA 92240, (714) 735-0650	COUNTY OF RIVERSI	0	477
THOUSAND TRAILS - PALM SPRINGS	RIVERSIDE	77 500 VARNER RD., PALM DESERT, CA 92211, (760) 345-1682	COUNTY OF RIVERSI	0	402
CASA DEL SOL RV PARK	RIVERSIDE	2750 W ACACIA AVE, HEMET, CA 92545, (909) 925-2515	CITY OF HEMET COD	0	358
INDIAN WELLS RV PARK	RIVERSIDE	47 340 JEFFERSON ST, INDIO, CA 92201, (760) 347-0895	INDIO BUILDING DEP	0	355
GLEN IVY RV PARK INC	RIVERSIDE	24601 GLEN IVY RD, CORONA, CA 92883, (714) 677-6030	COUNTY OF RIVERSI	0	350
IDYLLWILD	RIVERSIDE	24400 CANYON TR, IDYLLWILD, CA 92549, (909) 659-4097	COUNTY OF RIVERSI	0	286
OUTDOOR RESORTS RANCHO CALIFO	RIVERSIDE	45525 HWY 795, AGUANGA, CA 92536, (909) 767-0848	COUNTY OF RIVERSI	0	286
QUAIL VALLEY PARK	RIVERSIDE	70 201 AURORA RD, DESERT HOT SPRINGS, CA 92240, (909) 674-7911	COUNTY OF RIVERSI	0	286
GLEN EDEN SUN CLUB	RIVERSIDE	25999 GLEN EDEN RD, CORONA, CA 92883, (619) 329-1191	COUNTY OF RIVERSI	0	283
JOJOBA HILLS SKI RESORT INC	RIVERSIDE	45120 HWY 79, AGUANGA, CA 92536, (909) 767-9130	COUNTY OF RIVERSI	0	280
CAMPERS RESORT OF AMERICA	RIVERSIDE	25485 RAMONA EXPY, PERRIS, CA 92571, (909) 925-2515	HCD - SOUTHERN AR	0	269
THE COVE RV RESORT	RIVERSIDE	500 RIVIERA DR, BLYTHE, CA 92225, (760) 922-5350	HCD - SOUTHERN AR	0	249
DIAMOND VALLEY RV RESORT	RIVERSIDE	344 N STATE ST, SAN JACINTO, CA 92582, (818) 480-7900	HCD - SOUTHERN AR	0	210
TWO SPRINGS RESORT	RIVERSIDE	14 200 N INDIAN AVE, N PALM SPRINGS, CA 92258, (909) 767-1983	COUNTY OF RIVERSI	0	197
CORKILL TP	RIVERSIDE	17989 CORKILL RD, DESERT HOT SPRINGS, CA 92241, (909) 927-2016	COUNTY OF RIVERSI	0	196
LAKE ELSINORE WEST MARINA	RIVERSIDE	32700 RIVERSIDE DR, LAKE ELSINORE, CA 92531, (909) 678-1300	HCD - SOUTHERN AR	0	196
LAKE PARK RV RESORT LLC	RIVERSIDE	32000 RIVERSIDE DR, LAKE ELSINORE, CA 92530, (951) 674-7911	HCD - SOUTHERN AR	0	193
FISHERMANS RETREAT	RIVERSIDE	32300 SAN TIMOTEO CANYON RD, BEAUMONT, CA 92223, (909) 734-0051	COUNTY OF RIVERSI	0	189

HCD List County of Riverside Mobile Home and RV lots

Park Name	County	Park Address	Jurisdiction	MH Spaces	RV Lots W/Drains
MOUNTAIN LYON RV PARK	RIVERSIDE	235 S LYON AVE, HEMET, CA 92543, (951) 925-5812	CITY OF HEMET COD	0	171
MEADOW BROOK RV PARK	RIVERSIDE	26734 PEACH ST, RIVERSIDE, CA 91752, (714) 943-7233	COUNTY OF RIVERSI	0	156
RAINBOW SPA	RIVERSIDE	17-777 LANGLOIS ROAD, DESERT HOT SPRINGS, CA 92241, (760) 329-7165	COUNTY OF RIVERSI	0	156
INDIAN WATERS RV RESORT	RIVERSIDE	47-202 JACKSON ST, INDIO, CA 92201, (760) 870-1728	INDIO BUILDING DEP	0	149
PALM SPRINGS OASIS RV RESORT	RIVERSIDE	36-100 DATE PALM DR, CATHEDRAL CITY, CA 92234, (909) 925-1919	CATHEDRAL CITY BU	0	140
SHADOW HILLS RV RESORT	RIVERSIDE	40 655 JEFFERSON ST, INDIO, CA 92201, (760) 860-1010	INDIO BUILDING DEP	0	135
REFLECTION LAKE RV PARK	RIVERSIDE	3440 COTTONWOOD AVE, SAN JACINTO, CA 92582, (909) 658-1816	HCD - SOUTHERN AR	0	121
TUCALOTA SPRINGS TP	RIVERSIDE	41601 BENTON RD, HEMET, CA 92544, (909) 767-1983	COUNTY OF RIVERSI	0	100
CHERRY VALLEY RANCH	RIVERSIDE	36805 BROOKSIDE AVE, BEAUMONT, CA 92223, (760) 663-4941	HCD - SOUTHERN AR	0	100
CATHEDRAL PALMS RV RESORT	RIVERSIDE	35901 CATHEDRAL CANYON DR, CATHEDRAL CITY, CA 92234	CATHEDRAL CITY BU	0	84
DESERT SPRINGS RV PARK	RIVERSIDE	17325 JOHNSON RD, DESERT HOT SPRINGS, CA 92240, (909) 599-9266	COUNTY OF RIVERSI	0	82
RANCHO MARINA	RIVERSIDE	301 N PALM DR, DESERT SHORES, CA 92274, (999) 357-3366	IMPERIAL COUNTY B	0	75
ORTEGA OAKS PARK	RIVERSIDE	34040 ORTEGA HWY, LAKE ELSINORE, CA 92530, (909) 658-0023	COUNTY OF RIVERSI	0	70
OAK SPRINGS RANCH	RIVERSIDE	38901 REED VALLEY RD, AGUANGA, CA 92536, (909) 677-3007	COUNTY OF RIVERSI	0	70
KAMP ANZA KAMPGROUNDS	RIVERSIDE	41560 TERWILLIGER RD, ANZA, CA 92539, (909) 925-1919	COUNTY OF RIVERSI	0	66
OASIS PALMS RV PARK	RIVERSIDE	90 123 AVE 91, DESERT SHORES, CA 92274, (619) 397-1011	COUNTY OF RIVERSI	0	65
LAKE ST ANTHONY TRAVEL TP	RIVERSIDE	91250 AVE 68, MECCA, CA 92254, (909) 780-9272	COUNTY OF RIVERSI	0	60
ELSINORE HILLS RV PARK	RIVERSIDE	18860 DEXTER AVE, LAKE ELSINORE, CA 92532, (951) 674-8204	HCD - SOUTHERN AR	0	48
PALM VIEW RESORT	RIVERSIDE	22200 RIVER RD, PERRIS, CA 92570, (714) 567-7791	COUNTY OF RIVERSI	0	40
WEEKEND PARADISE	RIVERSIDE	16006 GRAND AVE, LAKE ELSINORE, CA 92530, (619) 345-4770	COUNTY OF RIVERSI	0	40
PEPPERTREE RV PARK	RIVERSIDE	32401 STONEMAN ST, LAKE ELSINORE, CA 92530, (909) 734-0301	HCD - SOUTHERN AR	0	38
PLAYLAND PARK	RIVERSIDE	16730 GRAND AVE, LAKE ELSINORE, CA 92530, (909) 925-1919	COUNTY OF RIVERSI	0	36
SLEEPY HOLLOW TP	RIVERSIDE	20509 HWY 79, SAN JACINTO, CA 92581, (909) 681-9249	COUNTY OF RIVERSI	0	30
IDYLLWILD ARTS	RIVERSIDE	52500 TEMECULA DR, IDYLLWILD, CA 92549, (909) 659-2171	COUNTY OF RIVERSI	0	14
COWBOY COUNTRY CAMPGROUND	RIVERSIDE	50005 BRADFORD RD, AGUANGA, CA 92536, (714) 763-4665	COUNTY OF RIVERSI	0	12
BEDROCK MOTEL & CAMPGROUND	RIVERSIDE	16790 GRAND AVE, LAKE ELSINORE, CA 92530	COUNTY OF RIVERSI	0	0
			Total Spaces	34246	13672

Exhibit 7

Inventory of Homes in the Park
&
Terms of Tenancy

Glen Helen MHP

August 15, 2023

Space #	MH or RV space (34/66)	Status	Type of Residency	Ownership of Unit	RV, Singlewide, Doublewide	Move in Year
M-01	Mobile Home	Agreement	Primary	Resident Owned	Doublewide 1973 DOM	2007
M-02	Mobile Home	Agreement		Park Owned		
M-03	Mobile Home	Vacant/Relocated		Resident Owned		
M-04	Mobile Home	Vacant		Park Owned		
M-06	Mobile Home		Primary	Resident Owned	Doublewide 2015 DOM	2017
M-07	Mobile Home	Vacant		Park Owned		
M-08	Mobile Home	Vacant/Relocated		Park Owned		
M-09	Mobile Home	Vacant/Relocated		Park Owned		
M-10	Mobile Home	Vacant/Relocated		Resident Owned		
M-11	Mobile Home	Vacant		Park Owned		
M-12	Mobile Home	Vacant/Relocated		Resident Owned		
M-13	Mobile Home	Vacant		Park Owned		
M-14	Mobile Home	Vacant/Relocated		Resident Owned		
M-15	Mobile Home	Agreement	Primary	Resident Owned	Singlewide 1970s DOM	2018
M-16	Mobile Home	Vacant		Park Owned		
M-17	Mobile Home	Vacant		Park Owned		
M-18	Mobile Home	Vacant		Park Owned		
M-19	Mobile Home	Vacant		Park Owned		
M-20	Mobile Home	Vacant/Relocated		Resident Owned		
M-21	Mobile Home	Vacant/Relocated		Park Owned		
M-22	Mobile Home	Agreement		Resident Owned	Singlewide 1980s DOM	2015
M-23	Mobile Home	Vacant		Park Owned		
M-24	Mobile Home	Vacant		Park Owned		
M-25	Mobile Home	Vacant		Park Owned		
M-26	Mobile Home	Vacant		Park Owned		
M-27	Mobile Home	Agreement	Primary	Resident Owned	Singlewide 1983 DOM	2018
M-28	Mobile Home	Vacant/Relocated		Resident Owned		
M-29	Mobile Home	Vacant/Relocated		Park Owned		
M-30	Mobile Home	Vacant/Relocated		Resident Owned		
M-31	Mobile Home	Vacant		Park Owned		
M-32	Mobile Home	Agreement	Primary	Resident Owned	Singlewide 1982 DOM	2014
M-33	Mobile Home	Vacant		Park Owned		
M-34	Mobile Home	Vacant/Relocated		Park Owned		
M-36	Mobile Home	Agreement	Primary	Resident Owned	Doublewide 1971 DOM	2017

Glen Helen MHP

August 15, 2023

Space #	MH or RV space (34/66)	Status	Type of Residency	Ownership of Unit	RV, Singlewide, Doublewide	Move in Year
F-01	RV	Agreement	Primary	Resident Owned	Doublewide 1970s DOM	1998
F-02	RV	Vacant		Park Owned		
F-03	RV	Vacant		Park Owned		
F-04	RV	Vacant/Relocated		Park Owned		
F-05	RV	Agreement	Primary	Resident Owned	RV	2014
F-06	RV	Vacant		Park Owned		
F-07	RV	Vacant		Park Owned		
C-01	RV	Vacant		Park Owned		
C-02	RV	Vacant		Park Owned		
C-03	RV	Vacant		Park Owned		
C-04	RV	Vacant		Park Owned		
C-05	RV	Vacant		Park Owned		
C-06	RV	Vacant		Park Owned		
C-07	RV	Vacant		Park Owned		
C-08	RV	Vacant		Park Owned		
C-09	RV	Vacant		Park Owned		
M-35	RV	Vacant		Park Owned		
R-01	RV	Vacant/Relocated		Resident Owned		
R-02	RV	Vacant/Relocated		Park Owned		
R-03	RV	Vacant/Relocated		Resident Owned		
R-04	RV	Vacant/Relocated		Resident Owned		
R-05	RV	Vacant		Resident Owned		
R-06	RV	Vacant/Relocated		Resident Owned		
R-07	RV	Vacant/Relocated		Resident Owned		
R-08	RV	Vacant		Park Owned		
R-09	RV	Vacant/Relocated		Resident Owned		
R-10	RV	Vacant		Park Owned		
R-11	RV	Vacant		Park Owned		
R-12	RV	Vacant		Park Owned		
R-13	RV	Vacant		Park Owned		
R-14	RV	Vacant		Park Owned		
R-15	RV	Vacant		Park Owned		
R-16	RV	Vacant		Park Owned		
R-17	RV	Vacant		Park Owned		
R-18	RV	Vacant/Relocated		Resident Owned		
R-19	RV	Vacant		Park Owned		
R-20	RV	Vacant		Park Owned		
R-21	RV	Vacant/Relocated		Resident Owned		
R-22	RV	Vacant		Park Owned		
R-23	RV	Vacant		Park Owned		
R-31A	RV	Vacant		Park Owned		
R-31B	RV	Vacant		Park Owned		
R-32	RV	Vacant		Park Owned		
R-33	RV	Vacant		Park Owned		

Glen Helen MHP

August 15, 2023

Space #	MH or RV space (34/66)	Status	Type of Residency	Ownership of Unit	RV, Singlewide, Doublewide	Move in Year
R-34	RV	Vacant		Park Owned		
R-35	RV	Vacant		Park Owned		
R-36	RV	Vacant		Park Owned		
R-37	RV	Vacant		Park Owned		
R-38	RV	Vacant		Park Owned		
R-39	RV	Vacant		Park Owned		
R-40	RV	Vacant		Park Owned		
R-41	RV	Agreement	Primary	Resident Owned	RV	2009
R-42	RV	Vacant/Relocated		Park Owned		
R-43	RV	Vacant		Park Owned		
R-44	RV	Agreement	Secondary	Resident Owned	RV	2009
R-45	RV	Vacant		Park Owned		
R-46	RV	Vacant		Park Owned		
Other	RV	Vacant		Park Owned		
Other	RV	Vacant		Park Owned		
Other	RV	Vacant		Park Owned		
Other	RV	Vacant		Park Owned		
Other	RV	Vacant		Park Owned		
Other	RV	Vacant		Park Owned		
Other	RV	Vacant		Park Owned		
Other	RV	Vacant		Park Owned		
Other	RV	Vacant		Park Owned		

Exhibit 8

County of San Bernardino Senior Housing

SB SENIOR AFFORDABLE HOUSING

REGION	CITY	APARTMENT COMPLEX	ADDRESS	ZIP CODE	PHONE #	Website	UNITS	Age
M	Big Bear	Mountain Meadows Senior Housing	Ave.	92315	909-878-8016	http://mountainmeadowsapts.com/	75	62
W	Bloomington	Lillian Court Apartment Homes	18028 Valley Blvd.	92316	909-875-8715	BloomingtonApartmentHomes.com	70	55
W	Chino	Oldtimers Center	12855 Oaks Ave	91710	909-591-3244	None	84	55
W	Chino	Seasons Senior Villas	13160 Sixth St.	91708	909-464-9020	www.linchousing.org/prop/chino.html	104	55
E	Colton	Villa's	501 North 9th Street	92324	909-370-4552	None	101	55
M	Crestline	Grandview Tower	707 Grand View Road	92325	909-336-0775	None	40	62
W	Fontana	Dino Papavero Senior Centre	16707 Marygold Ave	92335	909-350-0575	None	150	62
W	Fontana	Fountains at Sierra	16946 Ceres Avenue	92335	909-854-8783	http://www.liveatfountainsatsierra.com/	93	62
W	Fontana	Gardens at Sierra	16838 Ceres Avenue	92335	909-854-7400	http://www.liveatgardensatsierra.com/fontana-fontana/gardens-at-sierra/	93	55
W	Fontana	Piazza Senior Apartments	9971 Juniper Avenue	92335	909-429-9014	None	60	62
W	Fontana	Plaza at Sierra Senior Apartments	16999 Orange Way	92335	909-355-5643	None	90	62
W	Fontana	Redwood Terrace	8181 Redwood Ave	92335	909-428-4100	None	68	62
W	Fontana	Sonrise Sr Citizen Villa	7222 Sierera Ave	92336	909-355-8522	None	80	62
W	Fontana	Village at Sierra Senior Apts	8684 Sierra Avenue	92335	909-350-2188	None	108	55
E	Grand Terrace	Blue Mountain Senior Villas	22645 Grand Terrace	92313	909-422-1557	http://www.cityofgrandterrace.org/index.aspx?NID=471	107	62
D	Hesperia	Three Palms Apartments	9800 7th Ave	92345	760-948-2260	None	113	55
D	Hesperia	Village at Hesperia I, II & lll	9901 9th Ave	92345	760-948-2287	None	98	55
E	Highland	Jeffrey Court Apts	7367 Central Avenue	92346	909-425-5766	http://www.jeffreycourtinfo.webs.com/	184	55
E	Highland	TELACU La Amistad	3251 E. Highland Ave	92346	909-864-4033	None	89	62
D	Joshua Tree	Sunset Village	6036 Sunset	92252	760-366-3218	None	33	62
E	Loma Linda	Loma Linda Terrace	10846 Poplar Street	92354	909 799-5577	None	49	55
W	Montclair	Briarwood Manor Apartments	9656 Exeter Ave	91763	909-624-5041	None	85	62
W	Montclair	Robert O. Townsend-Senior	9190 Monte Vista,	91763	909-625-2172	None	48	62
W	Montclair	San Marino Apt	10355 Mills Ave	91763	909-399-9540	None	85	62
D	Needles	Mesa Grande	1600 Lillyhill Drive	92363	760-326-2404	None	45	62
W	Ontario	Cedar Villas	301 E. Cedar St	91762	909-984-5000	None	136	55
W	Ontario	Cinnamon Ridge	1051 E 4th St	91710	909-983-5541	None	101	55
W	Ontario	City Center Apartments	280 N. Lemon	91764	909-933-9000	None	76	55
W	Ontario	Mountain View I	511 North Palmetto Avenue	91762	909-984-7771	None	84	55
W	Ontario	Mountain View II	511 North Palmetto Avenue	91762	909-984-7771	None	20	55
W	Ontario	Palm Terrace I	1433 East D Street	91764	800-500-7725	None	91	62
W	Ontario	Palm Terrace II	1449 E. D Street	91764	800-500-7725	None	48	62
W	Ontario	Seasons @ Gateway	955 N. Palmetto	91762	909-983-3308	http://www.linchousing.org/prop/ontario.html	78	55
W	Ontario	The Grove	207 W. H ST	91762	909-983-3525	None	101	62
W	Ontario	Woodside II	302 West "G" Street	91762	909-391-4141	http://www.woodsideseniors.com/WoodsideSenior/index.aspx	60	55
W	Ontario	Woodside III	408 West "G" Street	91762	909-391-4141	http://www.woodsideseniors.com/WoodsideSenior/index.aspx	84	55
W	Rancho Cucamonga	Heritage Pointe	8950 Malvern Ave.	91730	909-948-7579	www.liveatheritagepointe.com	48	62
W	Rancho Cucamonga	Olen Jones	7125 Amethyst Ave	91701	909-373-8555	www.northtownhousing.com/olenjones.html	95	55

SB SENIOR AFFORDABLE HOUSING

REGION	CITY	APARTMENT COMPLEX	ADDRESS	ZIP CODE	PHONE #	Website	UNITS	Age
W	Rancho Cucamonga	Villa Pacifica Apartments	9609 Baseline Rd.	91730	909-483-1534	None	158	55
E	Redlands	Casa De La Vista	686 E Redlands Blvd.	92373	909-335-8888	http://www.casadelavista.com/contact	75	62
E	Redlands	Citrus Arms	151 Judson St	92374	909-793-0352	None	60	62
E	Redlands	Fern Lodge	460 E Fern Ave	92373	909-335-3077	http://www.fernlodgeredlands.com/	61	62
E	Redlands	The Village @ Redlands	275 Northgate	92374	909-794-9880	None	11	62
E	Redlands	Vista Del Sol	1320 Webster St.	92376	909-332-3331	None	71	62
W	Rialto	Greentree Senior Apartments	245 East First Street	92376	909-874-8486	None	270	55
W	Rialto	Southepointe Villa Senior Apts	302 W. Merrill Avenue	92376	909-874-9110	http://www.rhf.org/RHFCMS/CommunityView.aspx?id=611	99	62
W	Rialto	Telacu La Paz	200 W Merrill Ave	92376	909-874-2433	None	70	62
W	Rialto	Telacu-Tierra Serrano	300 W Merrill Ave	92376	909-874-1287	None	74	62
E	San Bernardino	AHEPA 302 Senior Apartments	377 E Gilbert, San Bernardino	92404	909-889-0500	senior-living-apartments	90	62
E	San Bernardino	Arrowhead Vista Apartments	24317 4th St.	92410	909-381-3231	None	40	62
E	San Bernardino	Baseline Plaza Co-op Apartments	1540 W. Baseline St	92411	909-888-7425	None	40	62
E	San Bernardino	Beautiful Light Inn	1365 Waterman Ave	92404	909-884-4033	None	100	62
E	San Bernardino	Magnolia at 9th Senior Apt.	181 E. 9th Street,	92410	909-388-1203	http://metahousing.com/senior-housing/lugo-senior-apartments/	119	62
E	San Bernardino	Pioneer Park Plaza Senior Apts	555 N G St.	92410	909-884-1943	None	160	62
E	San Bernardino	Ramona Sr. Project	1519 West 8th Street	92411	909-884-3591	None	43	55
E	San Bernardino	St. Bernanidine Plaza	550 W 5th St.	92401	909-888-0153	http://www.stbernardineplaza.com/	150	62
E	San Bernardino	Telacu-Buena Vista	365 E. Commercial Road	92408	909-799-0818	None	74	62
E	San Bernardino	Telacu-Hacienda	708 W 4th Street	92410	909-888-6091	None	74	62
E	San Bernardino	Telacu-Monte Vista	451 North H Street	92410	909-888-6585	None	74	62
E	San Bernardino	Telacu-Sierra Vista	650 W 6th Street	92410	909-884-9490	None	74	62
E	San Bernardino	The Magnolia at Highland	2120 Medical Center Dr.	92411	909-726-0322	http://www.themagnoliahighlandseniorapts.com/	79	62
E	San Bernardino	Vintage at Kendall Apartments	1095 Kendall Drive	92407	909-882-8485	details.aspx?propertyID=83	176	55
D	Twenty-nine Palms	Sagewood Apartments	6215 Ocotillo	92277	760-367-0545	http://www.sagewoodapts.com/	65	62
W	Upland	Coy D. Estes Senior Housing	260 N. 3rd	91786	909-981-7160	http://coydestes.org/	111	62
D	Victorville	Desert Village Senior	14469 Rodeo Dr.	92395	760-955-2110	None	46	55
D	Victorville	River Ranch Mobile Home Park	15940 Stoddard Wells Road	92392	760-245-9831	http://www.jamboreehousing.com/index.php?option=com_content&view=category&layout=blog&id=16&Itemid=28&properties=detail&property_id=39	136	55
E	Yucaipa	Green Valley Village Apts	34955 Yucaipa Blvd.	92399	909-797-5708	https://www.youtube.com/watch?v=2OHP4t0iYQc	44	55
E	Yucaipa	Horizons at Yucaipa	12279 3rd Street	92399	909-890-9533	hacsb.com	77	62
E	Yucaipa	Yucaipa Crest	12385 6th St.	92399	909-797-5811	None	45	55
E	Yucaipa	Yucaipa Terrace	12435 6th St	92399	909-797-1341	None	51	55
D	Yucca Valley	Dumosa Senior Apartments	57110 Twentynine Palms Highway	92284	866-595-5141	http://www.apartments.com/California/Yucca-Valley/Dumosa-Senior-Village/1605142	74	55

Exhibit 9

2020 Housing Element Technical Report
San Bernardino Countywide Plan

Pages 2-4, 3-9, 4-23, 5-1

2.2.2 HOUSING UNIT TYPE

In a complete community, the availability of different housing products is important for residents. Ideally, residents of different age and income levels will have a wide choice of housing available in their community of choice. In an area as vast as San Bernardino County, where urban form ranges from rural to suburban to urban densities, a broad mix of housing is less possible. Outside of more urban areas, this diversity may not exist due to infrastructure constraints. Infrastructure is typically cost prohibitive to build until a certain density of population and housing occur, and the associated density provides significant revenues to fund infrastructure. This explains why higher density housing tends to cluster in incorporated cities and towns.

Table 2-13 details the composition of housing units in the unincorporated communities and the County of San Bernardino as a whole. This comparison underscores the infrastructure limitations in the unincorporated communities, the economics of how affordable housing is provided, and the relationship between density and housing affordability. According to the California Department of Finance, there were nearly 700,000 housing units in San Bernardino County, with single-family detached units comprising the vast majority (71%) of total housing stock. Out of the 135,000 total housing units in the unincorporated areas, 83% are single family detached. Multifamily housing with five or more units (generally what people think of as apartments), represents 13% of units throughout San Bernardino County but only 2% of units in unincorporated areas.

Table 2-13 Housing Unit Type in 2020

	Unincorporated Area		Total County Area	
Housing Type	Units	Percent of Total	Units	Percent of Total
Single Family Detached	112,383	83%	516,651	71%
Single Family Attached	2,930	2%	25,181	4%
Mobile Homes	13,378	10%	43,962	6%
Multifamily 2 to 4 units	4,087	3%	46,375	6%
Multifamily 5 or more	2,297	2%	94,511	13%
TOTAL	135,075	100%	726,680	100%

Source: California Department of Finance, 2020

The differences in housing type between the unincorporated areas and the overall county reflect differences related to land and infrastructure costs. Land is cheaper in unincorporated areas, which enables an individual to purchase land (aka a parcel or housing lot) that is one-half acre or larger. Lots that are at least one-half acre in size can be developed with a single family home that uses onsite water (a well) and wastewater systems (a septic system). However, lots that are within a certain distance of a sewer system and/or piped water system (even if larger than one-half acre) are generally required to connect to those systems and are not permitted to use onsite water or wastewater systems. The cost to connect to existing sewer or piped water systems beyond a certain distance or to build a wastewater treatment system (such as a small-batch treatment plant) that can support multiple homes can be very costly.

health services, shelter, and housing. "Low Barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following: (1) the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth; (2) pets; (3) the storage of possessions; and (4) privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Transitional and supportive housing. The County defines transitional housing as rental housing operating under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing typically offers case management and social support services to return people to independent living, typically between 6 and 24 months. Permanent supportive housing is defined as housing with no limit on length of stay, that is occupied by the target population, as defined by Health and Safety Code §50675.14, and that is linked to on-site or off-site services that assist the resident to retain the housing, improve their health status, maximize their ability to live and, when possible, to work in the community. For both transitional and supporting housing, the unit types can be single-, two- or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house. These facilities are subject to the same requirements as a traditional single and multifamily development (supportive housing is allowed by right in the RM Zone).

Housing for Extremely Low Income Households

As described above, the County permits a variety of uses that provide housing options for those households earning less than 30% of the median income. This includes accessory dwelling units and transitional and supportive housing. Due to the low cost and widespread availability of land in unincorporated areas (particularly in communities in the East and North Desert regions), extremely low income households can also afford to purchase land, purchase a manufactured home or pay for a site-built home, pay for the unit to be installed, and establish well and septic systems for less than $150,000. As stated in Table 2-17, the maximum affordable purchase price is $108,000 for a two-person household and $149,000 for a four-person household. Roughly 18% of the homes built between 2018 and 2021 in the East Desert Region were built for less than $150,000 (and nearly half of such units were at or below $108,000). The same opportunities are available for a number of communities in the North Desert region, where there is an abundance of vacant and developable land (well and septic). Land in the Valley and Mountain regions is substantially more expensive and opportunities for extremely low income households will occur primarily through affordable housing projects, accessory dwelling units, or transitional or supportive housing projects.

3.1.4 DEVELOPMENT STANDARDS

Development Intensity Requirements

The Development Code establishes more specific development standards, allowable uses, and limitations. Zoning regulations control development by establishing requirements related to height, density, lot area, yard setbacks, etc. Table 3-3 below provides generalized development standards for the Valley, Mountain and Desert regions. It should be noted that there may be slight variations in the setback standards

Table 4-6 Summary of Housing Opportunities by Income Category

Unit Type	Lower Income	Moderate Income	Above Moderate Income	Total
Pipeline Housing Projects	597	1,398	1,671	3,666
Projected Accessory Dwelling Units	295	179	39	513
Projected Manufactured Homes	104	149	17	270
Projected Rural Single Family Homes	260	354	899	1,513
Capacity on Vacant Land	2,285	--[1]	1,145	3,430
Capacity on Underutilized Land	394	--[1]	--[1]	394
Total Capacity	**3,935**	**2,081**	**3,770**	**9,786**
RHNA Allocation	3,539	1,523	3,770	8,832
Surplus Capacity	**396**	**558**	**0**	**954**

Note: 1. No capacity is shown due to surplus from the combined pipeline development, projected housing development, and/or capacity on vacant land.

Table 4-7 Summary of Housing Opportunities by Region

Unit Type	Valley	Mountain	North Desert	East Desert	Total
Pipeline Housing Projects	1,381	269	1,622	394	3,666
Projected Accessory Dwelling Units	220	71	101	121	513
Projected Manufactured Homes	15	37	176	42	270
Projected Rural Single Family Homes	227	310	493	483	1,513
Capacity on Vacant Land with Suitable Zoning	2,258	-	1,172	-	3,430
Capacity on Vacant Land with Suitable Zoning	394	-	-	-	394
Total Capacity	**4,495**	**687**	**3,564**	**1,040**	**9,786**

5. HOUSING PROGRAMS

5.1 EVALUATION OF 2014–2021 PROGRAMS

The previous Housing Element included appropriate goals and policies to encourage affordable housing and meet the requirements of state law. The update to the Housing Element includes the following evaluation of the previous goals, objectives, and policies to better understand how the County can and/or should take stronger action toward providing and maintaining quality affordable and market rate housing throughout the unincorporated communities. Table 5-1 identifies and evaluates all of the housing programs in the 2014–2021 Housing Element, including their level of achievement and recommendations for future activity.

Table 5-1 Review of Previous Housing Element

Program	Implementation	Result/Effectiveness	Change
1. Land Use Inventory Maintain an expansive land inventory identifying sites that could accommodate housing at a variety of affordability levels based on the permitted density of development (apartments, townhomes, single-family homes, mobile homes)	**Objectives:** Maintain and refine the housing sites list, update the screening methodology for water and sewer services, and use the site inventory to integrate into the upcoming updates of the 14 community plans. Petition SCAG to prepare RHNA transfer estimates whenever an annexation or incorporation is proposed. **Timing:** 2012-2014	Retained inventory Incorporated community plan goals and policies into County Policy Plan and housing options into Land Use Plan Coordinated with SCAG but RHNA transfers minimal See Program 2 regarding water and sewer	Modify to reflect new RHNA allocation
2. Infrastructure Services Emphasize adequate infrastructure for future growth (transportation, energy, recreational trails, flood control, water supply, sewer, parks, solid waste, and telecommunications)	**Objectives:** Work with special districts to develop policies and procedures; produce a development impact fee analysis that identifies the cost of providing infrastructure and services to areas of the unincorporated county. **Timing:** complete within one year of adoption	Conducted comprehensive water and wastewater analysis; new policies adopted into Land Use and Infrastructure & Utilities Elements to ensure safe, adequate, and fiscally sustainable infrastructure Initiated development impact fee (DIF) study and put on hold as preliminary findings and policy direction indicated adjustments unnecessary	Update DIF analysis and continue to update user fees as necessary with County Special Districts
3. Energy Conservation Implement the Green County San Bernardino initiative, to spur the use of "green" technologies and building practices	**Objectives:** Implement and publicize components of programs such as energy efficient upgrades, building permit fee waivers, and publicizing of energy efficiency tips	Implemented components such as: (activity / annual energy saved per unit) - 298 re-roof permits /199.7 kWh - 92 windows replaced / 564 kWh - 56 bathroom remodel / 58,246 gal	Continue current efforts to update Development Code; adopt new state Building Code

Exhibit 10

County Maps

San Bernardino County Mobile Home Spaces	32,408
San Bernardino County RV Spaces	3,271
Riverside County Mobile Home Spaces	34,246
Riverside County RV Spaces	13,672

Exhibit 11

Mobile Homes for Sale

MLSLISTINGS Buy Sell Rent Open House Map Search Agent Media Center

San Bernardino County

Buy | Any Price

Any Beds | Any Baths

Home > Search > Buy

San Bernardino County Real Estate & Homes for Sale: 93 Results

Sort by: Price: Low to High ★ Save Search List Map

22113 Grand Terrace Rd, Grand Terrace, CA 92313

$10,500 Active 15 Days on Site

Manufactured In Park

MLS #: **CRIV22016024** | **1** Bd | **1** Ba | **600** Sq Ft

– Sq Ft Lot | **0** Garage | **1972** Year Built

Agent: **Clinton Bozner** | Phone: –

Broker: **National Realty Group**

22113 Grand Terrace Unit 11 Rd, Grand Terrace, CA 92313

$12,000 Active 209 Days on Site

Manufactured In Park

MLS #: **CRIV21156140** | **1** Bd | **1** Ba | **640** Sq Ft

– Sq Ft Lot | **0** Garage | **1970** Year Built

Agent: **Clinton Bozner** | Phone: –

Broker: **National Realty Group**

7425 Church St #32, Yucca Valley, CA 92284

$23,500 Active 7 Days on Site

Manufactured In Park

MLS #: **CRJT22022097** | **1** Bd | **1** Ba | **720** Sq Ft

– Sq Ft Lot | **0** Garage | **1972** Year Built

Agent: **Kathy Geogea** | Phone: **(760) 369-1800**

Broker: **Cherie Miller & Assoc.**

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92395

$29,900 Active 68 Days on Site

Manufactured In Park
MLS #: **CRIV21266434** | **1** Bd | **1** Ba | **624** Sq Ft
– Sq Ft Lot | **0** Garage | **1979** Year Built
Agent: **Jessica Perez** | Phone: –
Broker: **Stephany Poseley, Broker**

7425 Church #87, Yucca Valley, CA 92284

$39,900 Active 10 Days on Site

Manufactured In Park
MLS #: **CRJT22019355** | **2** Bd | **1** Ba | **1,344** Sq Ft
– Sq Ft Lot | **0** Garage | **1977** Year Built
Agent: **April Bryant** | Phone: **(760) 985-3788**
Broker: **Tri-Valley Realty**

23456 Ottawa Rd #6, Apple Valley, CA 92308

$42,000 Active 72 Days on Site

Manufactured In Park
MLS #: **CRIV21260439** | **2** Bd | **1** Ba | **672** Sq Ft
0.27 Acres Lot | **1** Garage | **1981** Year Built
Agent: **Rashon Reyes** | Phone: **(909) 559-1592**
Broker: **Rashon Reyes, Broker**

PHOTOS COMING SOON

17455 Marygold #68 Ave, Bloomington, CA 92316

$49,500 Active 137 Days on Site

Manufactured In Park
MLS #: **CRSW21213358** | **2** Bd | **1** Ba | **720** Sq Ft
– Sq Ft Lot | **2** Garage | **1969** Year Built
Agent: **Manuel Carrillo** | Phone: –
Broker: **Colonial Realty Group Inc**

6426 Valley View #23, Joshua Tree, CA 92252

$49,999 Active 240 Days on Site

Manufactured In Park
MLS #: **CRJT21127337** | **2** Bd | **1** Ba | – Sq Ft
– Sq Ft Lot | **0** Garage | **1900** Year Built
Agent: **Jessica Thiele** | Phone: **(760) 365-8880**
Broker: **Coldwell Banker Roadrunner**

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MLS #: **CRJT22022340** | **3** Bd | **2** Ba | **1,440** Sq Ft
1,440 Sq Ft Lot | **0** Garage | **1978** Year Built
Agent: **Carolynn Manna** | Phone: **(760) 777-9090**
Broker: **Green Real Estate Group**

54999 Martinez #56, Yucca Valley, CA 92284

$54,999 Active 3 Days on Site

Manufactured In Park
MLS #: **CRJT22024304** | **2** Bd | **2** Ba | **1,696** Sq Ft
1,536 Sq Ft Lot | **2** Garage | **1977** Year Built
Agent: **Michael Phelps** | Phone: **–**
Broker: **Cherie Miller & Assoc.**

10888 West Dr #26, Morongo Valley, CA 92256

$55,000 Active 7 Days on Site

Manufactured In Park
MLS #: **CREV22021835** | **2** Bd | **2** Ba | **882** Sq Ft
– Sq Ft Lot | **0** Garage | **1979** Year Built
Agent: **Joyce Miller** | Phone: **–**
Broker: **Highlander Realtor Assoc. Inc.**

2751 Reche Canyon Rd #182, Colton, CA 92324

$58,000 Active 25 Days on Site

Manufactured In Park
MLS #: **CRCV22015414** | **2** Bd | **1** Ba | **1,344** Sq Ft
– Sq Ft Lot | **0** Garage | **1969** Year Built
Agent: **Jerome Rideaux** | Phone: **–**
Broker: **Re/Max One**

3401 Parker Dam Rd, –, CA 92242

$60,000 Active 24 Days on Site

Manufactured In Park
MLS #: **CRTR22010882** | **1** Bd | **1** Ba | **–** Sq Ft
– Sq Ft Lot | **0** Garage | **2015** Year Built
Agent: **Edward Limbaga** | Phone: **–**
Broker: **Exp Realty Of California Inc**

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Manufactured In Park
MLS #: **CRCV21022774** | **1** Bd | **1** Ba | **390** Sq Ft
– Sq Ft Lot | **1** Garage | **2021** Year Built
Agent: **Robert Paez** | Phone: –
Broker: **Paez Realty Company**

1456 E. Philadelphia St #420, Ontario, CA 91761

$69,900 Active 101 Days on Site

Manufactured In Park
MLS #: **CRIV21243269** | **2** Bd | **2** Ba | **1,100** Sq Ft
– Sq Ft Lot | **0** Garage | **1980** Year Built
Agent: **Pamela Campbell** | Phone: **(909) 215-0234**
Broker: **Cabrillo Management Corporation**

3850 Atlantic Ave #265, Highland, CA 92346

$74,900 Active 71 Days on Site

Manufactured In Park
MLS #: **CREV21268815** | **2** Bd | **2** Ba | **1,440** Sq Ft
– Sq Ft Lot | **0** Garage | **1979** Year Built
Agent: **Christopher Trevino** | Phone: –
Broker: **Valencia Lea Homes**

1855 E Riverside Dr #111, Ontario, CA 91761

$79,888 Active 1 Day on Site

Manufactured In Park
MLS #: **CRCV22024582** | **3** Bd | **2** Ba | **1,060** Sq Ft
– Sq Ft Lot | **0** Garage | **1997** Year Built
Agent: **Angel Pineda** | Phone: –
Broker: **Premier Realty & Estates**

3850 Atlantic Ave #278, Highland, CA 92346

$79,900 Active 100 Days on Site

Manufactured In Park
MLS #: **CREV21265953** | **2** Bd | **2** Ba | **1,440** Sq Ft
– Sq Ft Lot | **0** Garage | **1978** Year Built
Agent: **Christopher Trevino** | Phone: –
Broker: **Valencia Lea Homes**

26838 9th St #F7, Highland, CA 92346

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Disable any ad or script blocking software, then reload this page.

Broker: **Century 21 King**

9426 Tamarisk Ave #21, Hesperia, CA 92345

$85,000 Active 223 Days on Site

Manufactured In Park
MLS #: **CRCV21144824** | **3** Bd | **2** Ba | **1,440** Sq Ft
– Sq Ft Lot | **0** Garage | **1974** Year Built
Agent: **Aida Gonzalez** | Phone: –
Broker: **Century 21 Primetime Realtors**

4040 Piedmont #75, Highland, CA 92346

$85,000 Active 80 Days on Site

Manufactured In Park
MLS #: **CREV21254249** | **2** Bd | **2** Ba | – Sq Ft
– Sq Ft Lot | **0** Garage | **1975** Year Built
Agent: **Gloria St Clair** | Phone: –
Broker: **Lourena Arrowood, Broker**

10675 Bryant St #125, Yucaipa, CA 92399

$85,000 Active 16 Days on Site

Manufactured In Park
MLS #: **CRIV22014968** | **2** Bd | **1** Ba | **952** Sq Ft
– Sq Ft Lot | **0** Garage | **1971** Year Built
Agent: **Dan Tovar** | Phone: **8**
Broker: **Legacy Homes Real Estate**

3850 Atlantic Ave #111, Highland, CA 92346

$89,000 Active 17 Days on Site

Manufactured In Park
MLS #: **CREV22019106** | **2** Bd | **2** Ba | **1,440** Sq Ft
– Sq Ft Lot | **0** Garage | **1975** Year Built
Agent: **Christopher Trevino** | Phone: –
Broker: **Valencia Lea Homes**

22111 Newport #182, Grand Terrace, CA 92313

$90,000 Active 10 Days on Site

Manufactured In Park
MLS #: **CRIV22018647** | **2** Bd | **2** Ba | **1,120** Sq Ft

You are seeing this message because ad or script blocking software is interfering with this page.
Disable any ad or script blocking software, then reload this page.

Zillow

Save Share More

$39,700 2 bd | 2 ba | 972 sqft

23456 Ottawa Rd SPACE 84, Apple Valley, CA 92308

For sale | Zestimate®: **$47,700** | View Details

Est. payment: $223/mo Get pre-qualified

Contact Agent

Overview Facts and features Home value Price and tax hi

Travel times

Add work destination

Zillow

Save Share More

$35,000 1 bd | 1 ba | -- sqft

1000 Windy Pass SPACE 31, Barstow, CA 92311

For sale | Zestimate®: **$35,000**

Est. payment: $197/mo Get pre-qualified

Contact Agent

Overview Facts and features Home value Price and tax h

Travel times

Add work destination

Zillow

Save Share More

$43,500 3 bd | 2 ba | 924 sqft

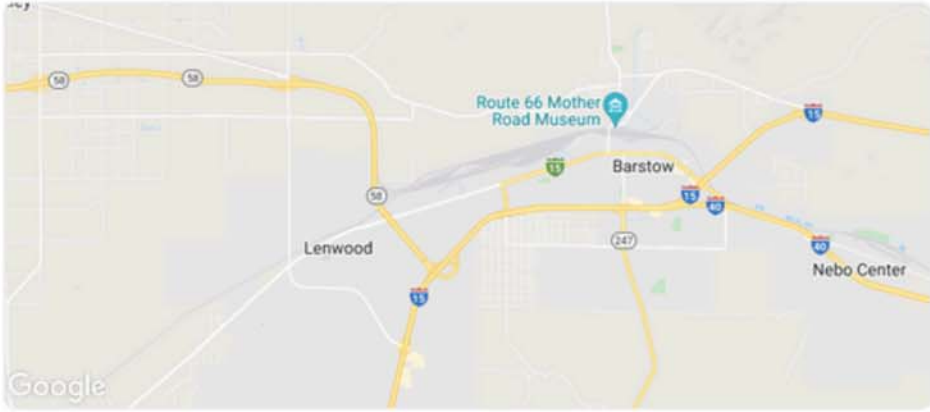
(Undisclosed Address), Barstow, CA 92311

For sale

Est. payment: $245/mo Get pre-qualified

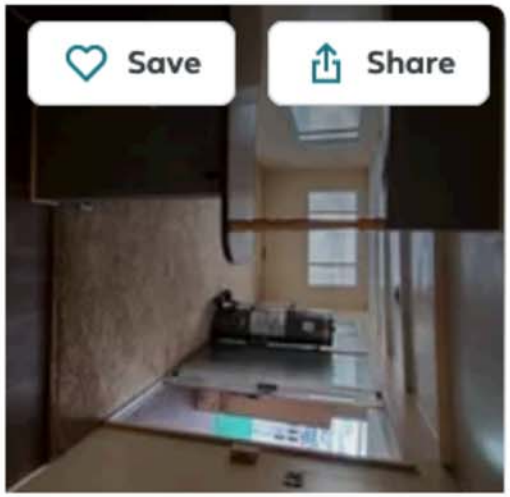
Contact Agent

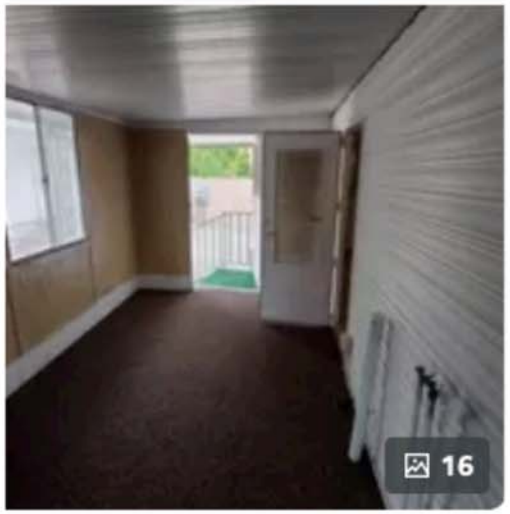
Overview Facts and features Price and tax history Month



Overview

Time on Zillow **66 days** | Views **691** | Saves **25**





17455 Marygold Ave #10

Bloomington, CA 92316

1 Bed 1 Bath

$52,500

Est. Mortgage $337/mo*

Get Pre-Qualified

Zillow

Save Share More

$30,000 2 bd | 1 ba | 700 sqft

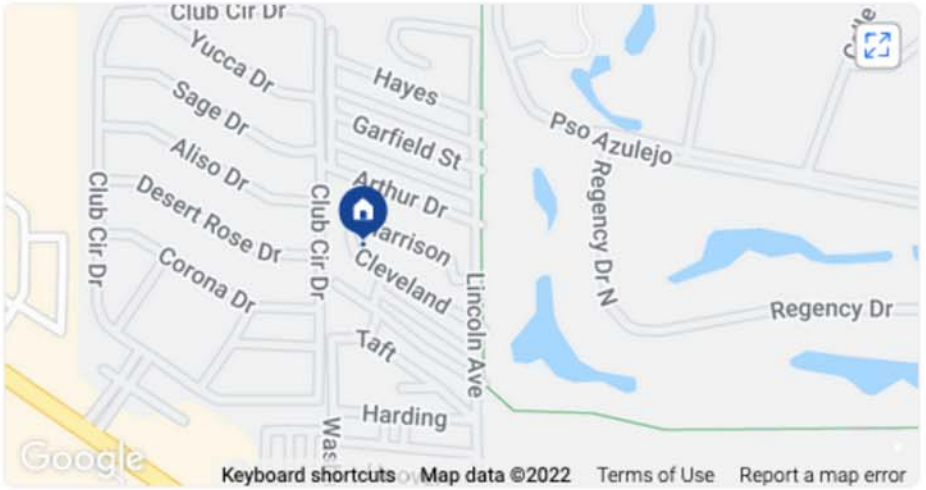
10 Cleveland St, Cathedral City, CA 92234

For sale | View Zestimate ®

Est. payment: $172/mo Get pre-qualified

Contact Agent

Overview Facts and features Home value Price and tax hi



Travel times

Add work destination

Zillow

Save Share More

$35,000 2 bd | 1 ba | -- sqft

Price cut: $10K (4/15)

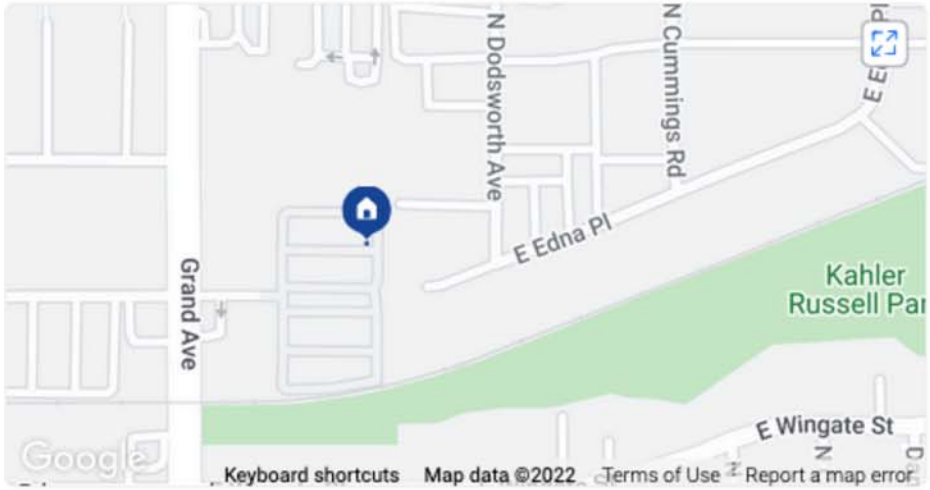
716 N Grand #B3, Covina, CA 91724

For sale | Zestimate®: None

Est. payment: $194/mo Get pre-qualified

Contact Agent

Overview Facts and features Home value Price and tax h



Travel times

Zillow

Save Share More

$35,000 2 bd | 2 ba | 720 sqft

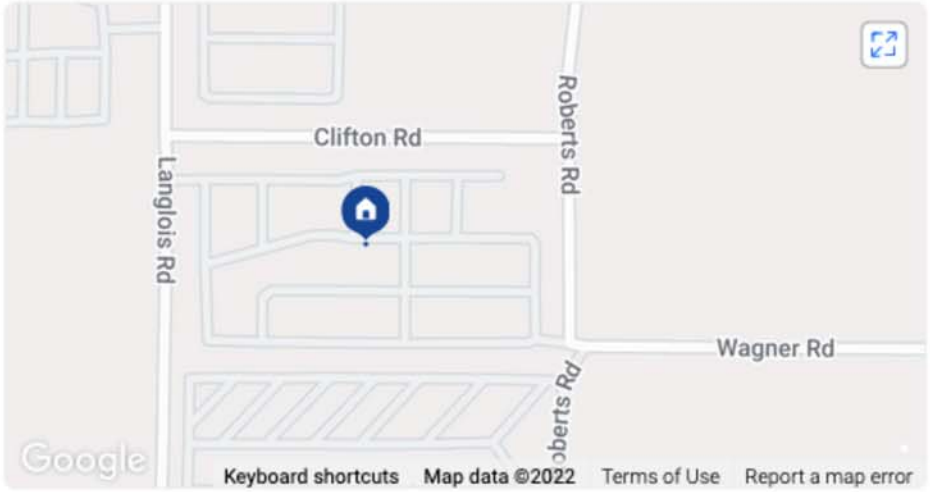
18555 Roberts Rd #60, Desert Hot Springs, CA 92241

For sale | Zestimate®: None

Est. payment: $201/mo Get pre-qualified

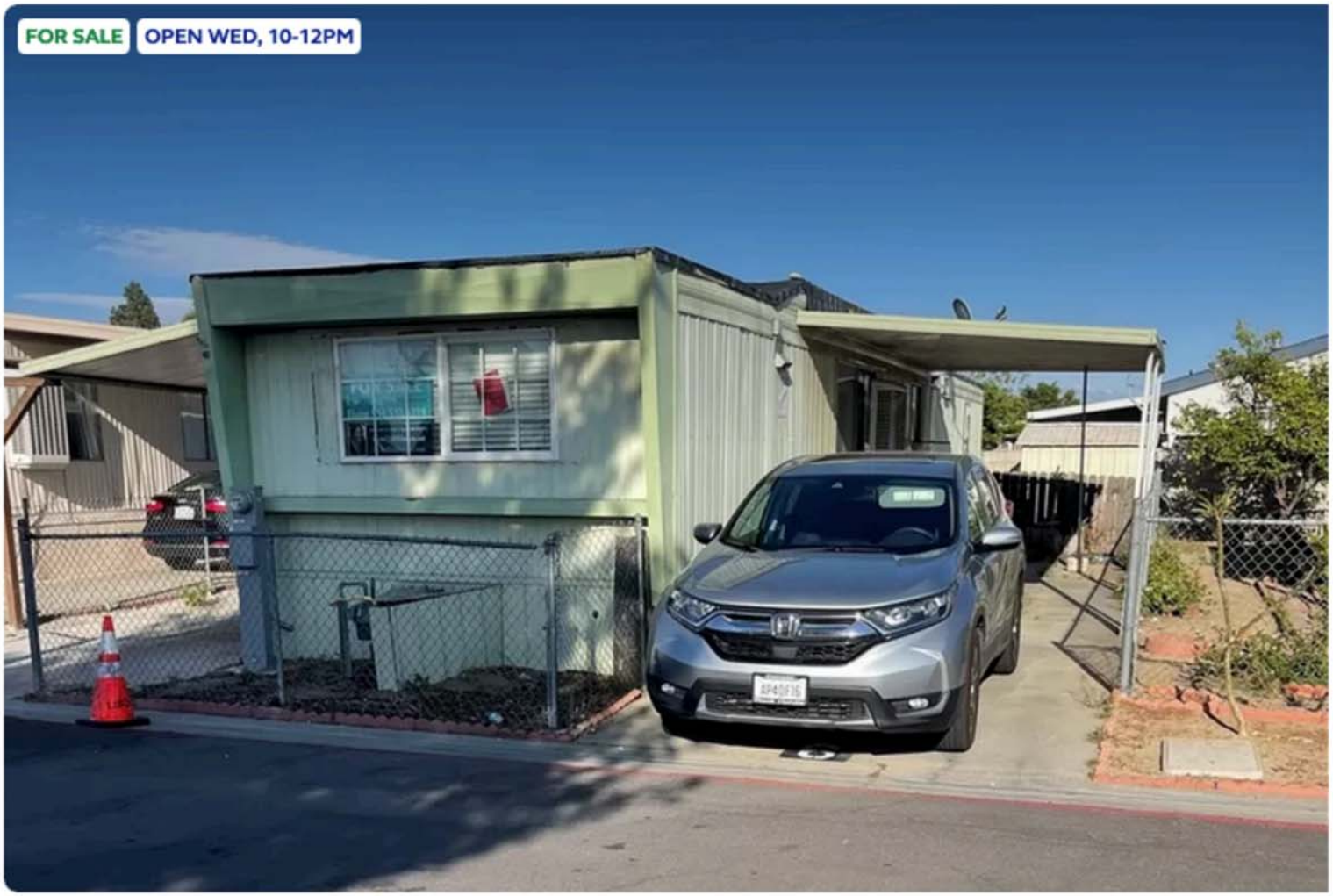
Contact Agent

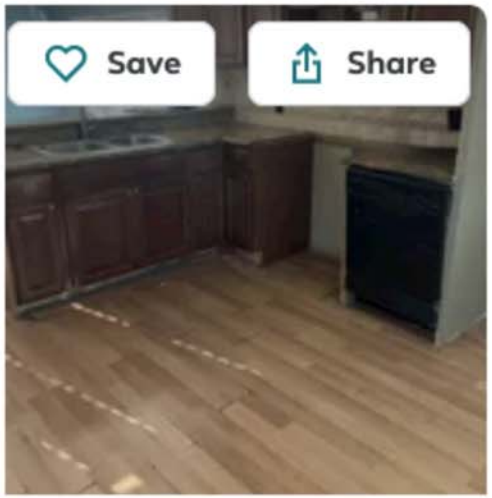
Overview Facts and features Home value Price and tax hi

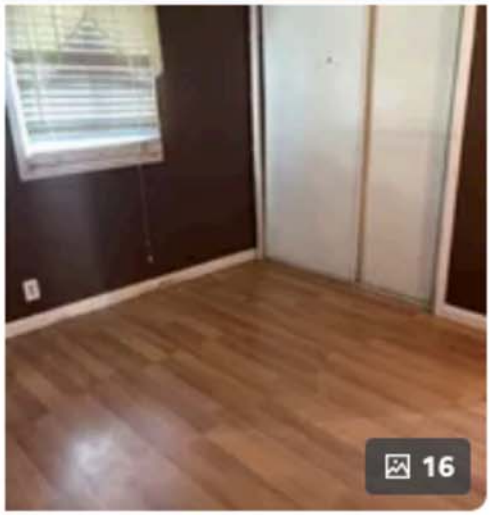


Travel times

Add work destination







17333 Valley Blvd #6A

Fontana, CA 92335

2 Beds 1 Bath

$59,000

Est. Mortgage $368/mo*

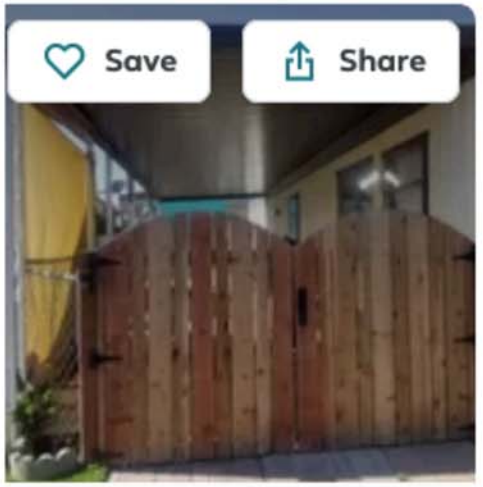
Get Pre-Qualified

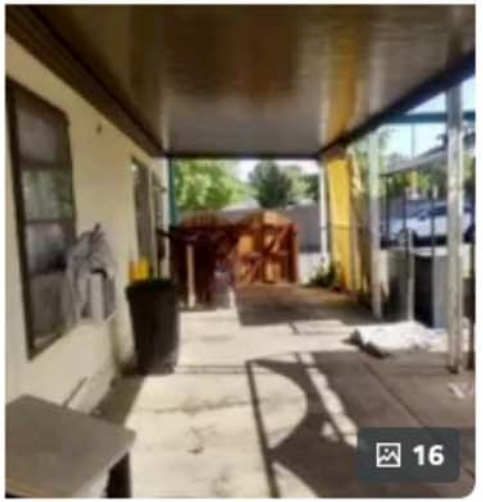
Elvira Diaz de Leon
(951) 533-6219

Name

Phone

← Back to Search For Sale > CA > Grand Terrace > 92313 > 21845 Grand Terrace Rd #59





21845 Grand Terrace Rd #59

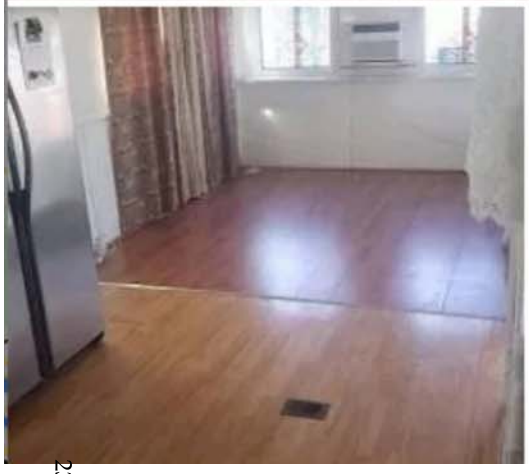
Grand Terrace, CA 92313

2 Beds 1 Bath 720 sqft

$49,900

Est. Mortgage $324/mo*

Get Pre-Qualified



Zillow

Save Share More

$32,000 2 bd | 1 ba | 1,100 sqft

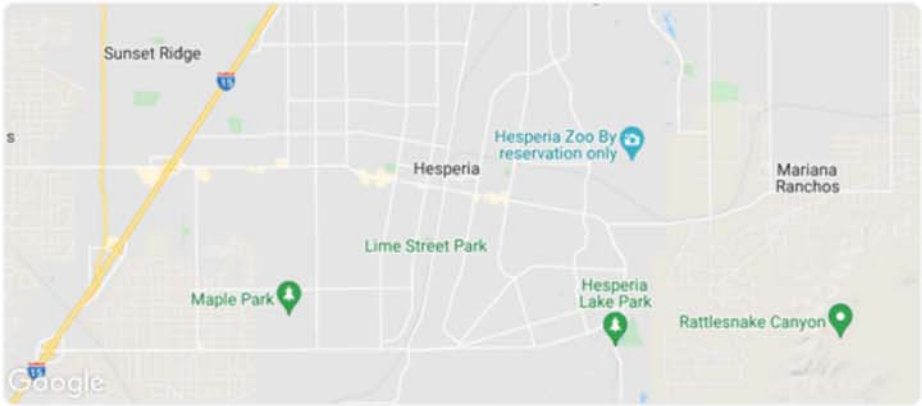
(Undisclosed Address), Hesperia, CA 92345

For sale

Est. payment: $180/mo Get pre-qualified

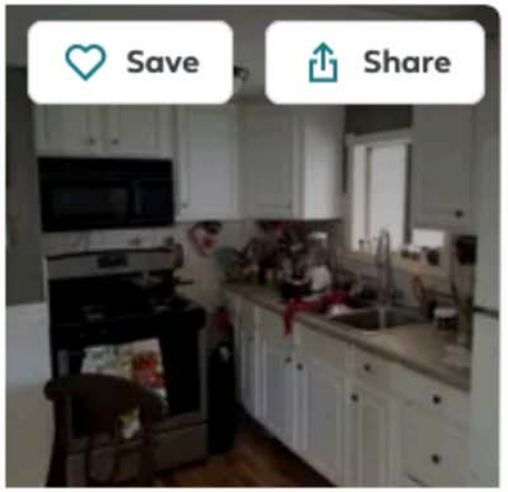
Contact Agent

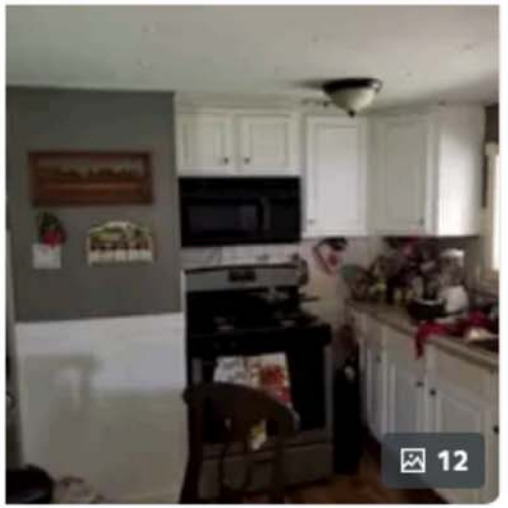
Overview Facts and features Price and tax history Month



Overview

Time on Zillow **125 days** | Views **1,222** | Saves **9**





1177 W Congress St #15

San Bernardino, CA 92410 Lytle Creek

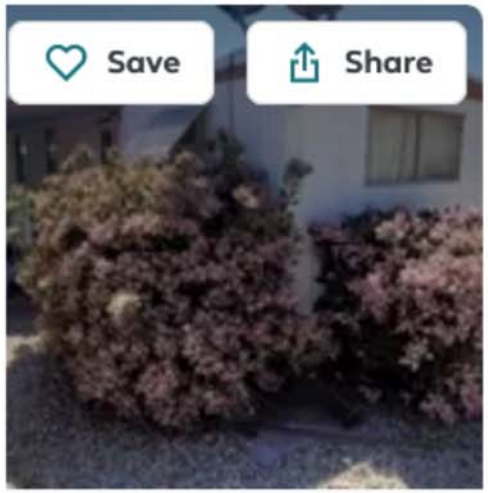
2 Beds 1 Bath

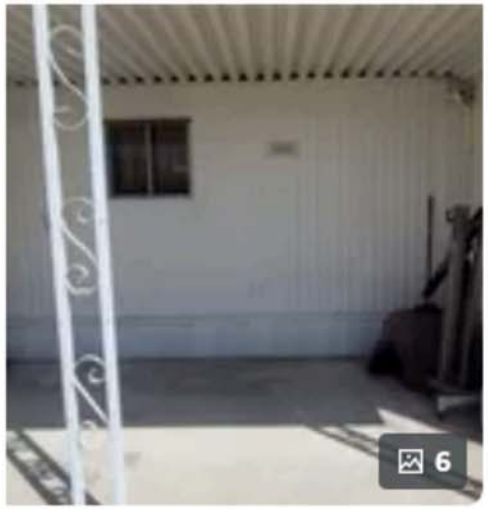
$55,000

Est. Mortgage $348/mo*

Get Pre-Qualified

Local Information





31816 Avenue E #66

Yucaipa, CA 92399

2 Beds 2 Baths 672 sqft

$59,000

Est. Mortgage $368/mo*

Get Pre-Qualified

Realtor Ron
(909) 633-5348

Name

Phone

Zillow

Save Share More

$39,500 2 bd | 2 ba | 744 sqft

Price cut: $6.5K (3/31)

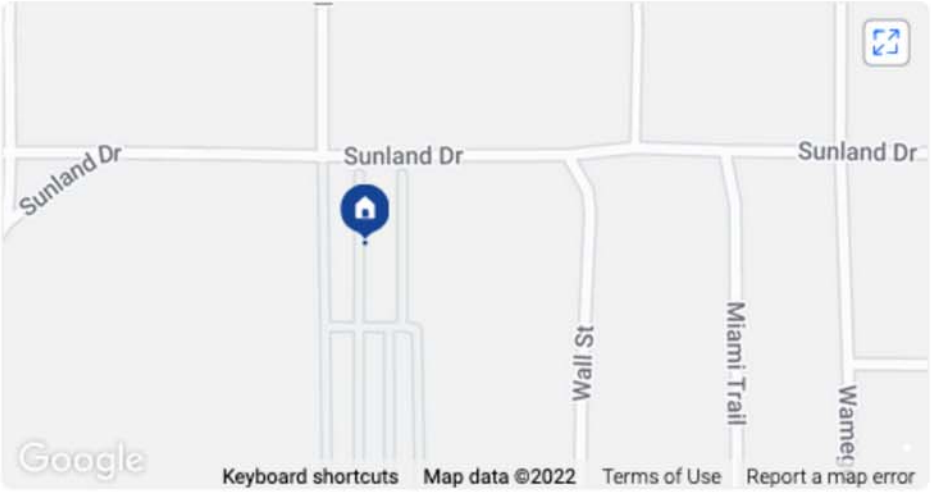
55524 Yucca Trl SPACE 7, Yucca Valley, CA 92284

For sale | Zestimate®: None

Est. payment: $222/mo Get pre-qualified

Contact Agent

Overview Facts and features Home value Price and tax h



Travel times

Exhibit 12

Resident Owned Mobile Home Parks

Resident Owned Mobile Home Parks

Park Name	Park City	Jurisdiction County	Park Office Phone
Western Hills ME	Chino Hills	San Bernardino	(909) 597-7016
Sierra Vista MHP	Fontana	San Bernardino	(909) 777-5257
Monterey Manor MHP	Montclair	San Bernardino	(909) 628-7616
The Redlands	Redlands	San Bernardino	(909) 792-5164
Ramrod Senior Housing, Inc.	Rialto	San Bernardino	(909) 384-9855
Glen Aire ME	San Bernardino	San Bernardino	(909) 383-1398
River Ranch MHP	Victorville	San Bernardino	(760) 245-9831
Yucaipa Land Yacht Harbor MHP	Yucaipa	San Bernardino	(909) 797-1807
Apache MHP	Yucca Valley	San Bernardino	(619) 365-3853
Lake Tamarisk Land Yacht Harbor	Desert Center	Riverside	
Joshua Springs MHP	Desert Hot Springs	Riverside	(760) 329-3277
Sky's Haven ME	Desert Hot Springs	Riverside	(805) 965-7097
Maze Stone Village	Hemet	Riverside	(714) 567-7761
Coulter Pine TP	Idyllwild	Riverside	
Portola Palms MHP	Palm Desert	Riverside	(760) 346-2215
El Dorado Mobile Court	Palm Springs	Riverside	(760) 328-2815
Blue Skies Village	Rancho Mirage	Riverside	(760) 328-2600
Bravo MHP	Riverside	Riverside	(951) 685-6650
Valley View TP	Thermal	Riverside	
Cherokee Mobile Garden	Anaheim	Orange	
Cedar Hill Estates	Fullerton	Orange	
The Groves	Irvine	Orange	(714) 832-3600
The Meadows	Irvine	Orange	(949) 551-3050
Kimberly Gardens MHP	Lake Forest	Orange	
Capistrano Shores Mobile Home Park	San Clemente	Orange	(949) 492-6616
Shorecliffs MCC	San Clemente	Orange	(949) 492-8736
Capistrano Terrace Mobile Home Estates	San Juan Capistrano	Orange	(949) 493-1747
Rancho Del Avion	San Juan Capistrano	Orange	(949) 661-8395
Villa San Juan	San Juan Capistrano	Orange	
Seal Beach TP	Seal Beach	Orange	(562) 596-2789

Exhibit 13

Apartment Rentals

MLSLISTINGS Buy Sell Rent Open House Map Search Agent Media Center

San Bernardino County

Rent | Any Price

Any Beds | Any Baths

Home > Search > Rent

San Bernardino County Real Estate & Homes for Rent: 571 Results

Sort by: Price: Low to High ★ Save Search List Map

119 Otis St Uts 1 -9 #4, Barstow, CA 9231

$645 Active 3 Days on Site

Residential Lease
MLS #: **CRHD23048657** | **0** Bd | **1** Ba | **600** Sq Ft
9,239 Sq Ft Lot | **0** Garage | **1954** Year Built
Agent: **Dawn Leach** | Phone: **–**
Broker: **Coldwell Banker Home Source Pr**

73636 Cactus Dr #G, Twentynine Palms, CA 92277

$675 Active 66 Days on Site

Condominium for Rent
MLS #: **CRJT23010985** | **0** Bd | **1** Ba | **200** Sq Ft
0.79 Acres Lot | **0** Garage | **1965** Year Built
Agent: **Steve Enochs** | Phone: **(760) 361-4753**
Broker: **Western Homebuilders, Inc.**

1932 Erin Dr #15, Needles, CA 92363

$725 Active 571 Days on Site

Condominium for Rent
MLS #: **CRTR21194531** | **1** Bd | **1** Ba | **650** Sq Ft
0.6 Acres Lot | **0** Garage | **1976** Year Built
Agent: **Alfonso Tautimez** | Phone: **(626) 826-9398**
Broker: **Premier Properties**

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Condominium for Rent
MLS #: **CRHD23034482** | **1** Bd | **1** Ba | **512** Sq Ft
0 Sq Ft Lot | **1** Garage | **1983** Year Built
Agent: **Leah Christensen** | Phone: **–**
Broker: **Capital Development**

220 W Williams St, Barstow, CA 92311

$895 Active 54 Days on Site

Condominium for Rent
MLS #: **CRHD23017674** | **1** Bd | **1** Ba | **550** Sq Ft
6,958 Sq Ft Lot | **0** Garage | **1948** Year Built
Agent: **Dawn Leach** | Phone: **–**
Broker: **Coldwell Banker Home Source Pr**

6372 Cienega Dr #6370, Twentynine Palms, CA 92277

$895 Active 19 Days on Site

Residential Lease
MLS #: **CRJT23039026** | **1** Bd | **1** Ba | **1,218** Sq Ft
8,940 Sq Ft Lot | **0** Garage | **1948** Year Built
Agent: **Steve Enochs** | Phone: **(760) 361-4753**
Broker: **Western Homebuilders, Inc.**

6651 National Park Dr #4, Twentynine Palms, CA 92277

$900 Active 19 Days on Site

Condominium for Rent
MLS #: **CRJT23038923** | **1** Bd | **1** Ba | **450** Sq Ft
0.354 Acres Lot | **0** Garage | **1957** Year Built
Agent: **Steve Enochs** | Phone: **(760) 361-4753**
Broker: **Western Homebuilders, Inc.**

6651 National Park Dr #3, Twentynine Palms, CA 92277

$900 Active 3 Days on Site

Condominium for Rent
MLS #: **CRJT23048929** | **1** Bd | **1** Ba | **2,000** Sq Ft
0.354 Acres Lot | **0** Garage | **1957** Year Built
Agent: **Steve Enochs** | Phone: **(760) 361-4753**
Broker: **Western Homebuilders, Inc.**

You are seeing this message because ad or script blocking software is interfering with this page.
Disable any ad or script blocking software, then reload this page.

Condominium for Rent
MLS #: **CRIV18284221** | **1** Bd | **1** Ba | **7,500** Sq Ft
9,798 Sq Ft Lot | **0** Garage | **1965** Year Built
Agent: **Robin Shidler** | Phone: **(909) 886-7851**
Broker: **Shidler Development Inc**

79775 Hwy 62, Twentynine Palms, CA 9227[illegible]

$950 Active 17 Days on Site

Single Family Residence for Rent
MLS #: **CRTR23044867** | **1** Bd | **1** Ba | **414** Sq Ft
5 Acres Lot | **0** Garage | **1958** Year Built
Agent: **Marisol Amavizca** | Phone: **(909) 861-5436**
Broker: **Socal Real Estate & Mgmt Inc**

1814 Capri Ave, Mentone, CA 92359

$950 Active 5 Days on Site

Single Family Residence for Rent
MLS #: **CRCV23047024** | **1** Bd | **1** Ba | **1,738** Sq Ft
9,750 Sq Ft Lot | **0** Garage | **1965** Year Built
Agent: **Laura Ramirez** | Phone: **(626) 290-8867**
Broker: **Berkshire Hathaway Ca Prop**

7153 Elm Ave #1, Twentynine Palms, CA 92277

$970 Active 18 Days on Site

Condominium for Rent
MLS #: **CRJT23039520** | **1** Bd | **1** Ba | **1,440** Sq Ft
0.289 Acres Lot | **0** Garage | **1950** Year Built
Agent: **Steve Enochs** | Phone: **(760) 361-4753**
Broker: **Western Homebuilders, Inc.**

6349 Ocotillo Ave, Twentynine Palms, CA 92277

$975 Active 60 Days on Site

Condominium for Rent
MLS #: **CRJT23014545** | **2** Bd | **1** Ba | **728** Sq Ft
7,475 Sq Ft Lot | **0** Garage | **1987** Year Built
Agent: **Cindy Mark** | Phone: **(760) 367-6611**
Broker: **Cindy Mark Realty**

You are seeing this message because ad or script blocking software is interfering with this page.
Disable any ad or script blocking software, then reload this page.

Condominium for Rent
MLS #: **CRHD23038772** | **1** Bd | **1** Ba | **800** Sq Ft
0.492 Acres Lot | **0** Garage | **1955** Year Built
Agent: **Leah Christensen** | Phone: **–**
Broker: **Capital Development**

238 W 13th St #3, San Bernardino, CA 92405

$1,000 Pending

Residential Lease
MLS #: **CRPW19029438** | **2** Bd | **1** Ba | **950** Sq Ft
7,500 Sq Ft Lot | **1** Garage | **1983** Year Built
Agent: **Juan Yanez** | Phone: **(714) 528-3100**
Broker: **Partners Real Estate Group**

72523 Cactus Dr #25, Twentynine Palms, CA 92277

$1,000 Active 61 Days on Site

Condominium for Rent
MLS #: **CRJT23013870** | **2** Bd | **1** Ba | **1,280** Sq Ft
6,960 Sq Ft Lot | **0** Garage | **1959** Year Built
Agent: **Cindy Mark** | Phone: **(760) 367-6611**
Broker: **Cindy Mark Realty**

73512 Sun Valley Dr #C, Twentynine Palms, CA 92277

$1,000 Active 4 Days on Site

Residential Lease
MLS #: **CRJT23048079** | **2** Bd | **1** Ba | **1,000** Sq Ft
0.452 Acres Lot | **1** Garage | **1984** Year Built
Agent: **Steve Enochs** | Phone: **(760) 361-4753**
Broker: **Western Homebuilders, Inc.**

15497 Wanaque Rd #1, Apple Valley, CA 92307

$1,050 Active 26 Days on Site

Condominium for Rent
MLS #: **CRHD23035470** | **2** Bd | **1** Ba | **700** Sq Ft
0.45 Acres Lot | **0** Garage | **1953** Year Built
Agent: **Eric Hunley** | Phone: **–**
Broker: **Parker Integrity**

You are seeing this message because ad or script blocking software is interfering with this page.
Disable any ad or script blocking software, then reload this page.

4.67 Acres Lot | **0** Garage | **1959** Year Built
Agent: **Anoop Kumar** | Phone: **–**
Broker: **North Oc Realty Inc**

73512 Sun Valley Dr a, Twentynine Palms, CA 92277

$1,050 Active 4 Days on Site

Residential Lease
MLS #: **CRJT23048072** | **2** Bd | **1** Ba | **1,000** Sq Ft
0.452 Acres Lot | **1** Garage | **1984** Year Built
Agent: **Steve Enochs** | Phone: **(760) 361-4753**
Broker: **Western Homebuilders, Inc.**

6670 Pine Av, Twentynine Palms, CA 9227

$1,095 Active 162 Days on Site

Single Family Residence for Rent
MLS #: **CRIG22224217** | **2** Bd | **1** Ba | **768** Sq Ft
0.376 Acres Lot | **1** Garage | **1973** Year Built
Agent: **Rene Alvarez** | Phone: **(800) 426-9555**
Broker: **New York Realty Group**

16784 Sultana St #12, Hesperia, CA 92345

$1,095 Active 86 Days on Site

Condominium for Rent
MLS #: **CRHD22261315** | **1** Bd | **1** Ba | **632** Sq Ft
0.92 Acres Lot | **0** Garage | **1985** Year Built
Agent: **Leah Christensen** | Phone: **–**
Broker: **Capital Development**

73591 Sunnyslope Dr #B, Twentynine Palms, CA 92277

$1,095 Active 34 Days on Site

Condominium for Rent
MLS #: **CRJT23029664** | **2** Bd | **1** Ba | **4,140** Sq Ft
0.534 Acres Lot | **1** Garage | **1986** Year Built
Agent: **Steve Enochs** | Phone: **(760) 361-4753**
Broker: **Western Homebuilders, Inc.**

73591 Sunnyslope Dr a, Twentynine Palms,

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Agent: **Steve Enochs** | Phone: **(760) 361-4753**
Broker: **Western Homebuilders, Inc.**

13195 Bryant St, Yucaipa, CA 92399

$1,100 Active 12 Days on Site

Residential Lease
MLS #: **CREV23043081** | **0** Bd | **1** Ba | **300** Sq Ft
3.3 Acres Lot | **0** Garage | **1959** Year Built
Agent: **Casey Overholt** | Phone: **–**
Broker: **Allied Pacific Property Mgmt.**

1024 W Pine St #B, Upland, CA 91786

$1,195 Pending

Condominium for Rent
MLS #: **CRIV19041113** | **1** Bd | **1** Ba | **3,732** Sq Ft
7,800 Sq Ft Lot | **0** Garage | **1966** Year Built
Agent: **Sandie Jensen** | Phone: **(909) 204-4244**
Broker: **M G R Property Management**

6061 Bagley Ave #32, Twentynine Palms, CA 92277

$1,200 Active 12 Days on Site

Condominium for Rent
MLS #: **CRJT23043172** | **3** Bd | **2** Ba | **45,360** Sq Ft
4.23 Acres Lot | **0** Garage | **2007** Year Built
Agent: **Steve Enochs** | Phone: **(760) 361-4753**
Broker: **Western Homebuilders, Inc.**

421 Adele Dr, Barstow, CA 92311

$1,200 Active 4 Days on Site

Single Family Residence for Rent
MLS #: **CRHD23048272** | **2** Bd | **1** Ba | **1,032** Sq Ft
0 Sq Ft Lot | **1** Garage | **1951** Year Built
Agent: **Leah Christensen** | Phone: **–**
Broker: **Capital Development**

15757 Olalee Rd, Apple Valley, CA 92307

$1,275 Active 3 Days on Site

Condominium for Rent

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6547 Persia Ave a, Twentynine Palms, CA 92277

$1,295 Active 201 Days on Site

Residential Lease
MLS #: **CREV22197809** | **2** Bd | **1** Ba | **1,368** Sq Ft
8,910 Sq Ft Lot | **0** Garage | **1959** Year Built
Agent: **Perrie Mundy** | Phone: **–**
Broker: **Propman**

12710 3rd St #5, Yucaipa, CA 92399

$1,295 Active 4 Days on Site

Residential Lease
MLS #: **CRIV23047943** | **1** Bd | **1** Ba | **384** Sq Ft
384 Sq Ft Lot | **0** Garage | **2006** Year Built
Agent: **Ian Dyer** | Phone: **(949) 488-3937**
Broker: **Real Estate Advisors, Inc**

1 - 31 of 571 Results

First « 1 2 3 4 5 » Last

Homes for Sale
Santa Clara County
Santa Cruz County
Monterey County
San Mateo County
San Joaquin County
San Benito County
Los Angeles County
Browse Listings

Homes for Rent
Santa Clara County Rentals
Santa Cruz County Rentals
Monterey County Rentals
San Mateo County Rentals
San Joaquin County Rentals
San Benito County Rentals
Los Angeles County Rentals
Rentals By County

Other Properties
Single Family Residence
Townhouse
Condominium
Multi-Family
Lot/Land
Mobile Homes
Other Property Types

Most Searched Cities
San Jose Real Estate
Santa Clara Real Estate
Sunnyvale Real Estate
Santa Cruz Real Estate
Cupertino Real Estate
San Mateo Real Estate
Mountain View RealEstate
Palo Alto Real Estate

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San Bernardino County Real Estate & Homes for Rent: 572 Results

Sort by: Price: Low to High ★ Save Search List Map

PHOTOS COMING SOON

21281 Park Ave, Hinkley, CA 92347

$1,300 Active 51 Days on Site

Single Family Residence for Rent
MLS #: **CRCV23020232** | **3** Bd | **1/1** Ba | **1,988** Sq Ft
0.426 Acres Lot | **2** Garage | **1959** Year Built
Agent: **Martin Perez** | Phone: **–**
Broker: **Amg Real Estate**

6061 Bagley Ave #31, Twentynine Palms, CA 92277

$1,300 Active 19 Days on Site

Condominium for Rent
MLS #: **CRJT23038905** | **3** Bd | **2** Ba | **1,260** Sq Ft
4.23 Acres Lot | **0** Garage | **2007** Year Built
Agent: **Steve Enochs** | Phone: **(760) 361-4753**
Broker: **Western Homebuilders, Inc.**

905 Carson St #2, Barstow, CA 92311

$1,350 Active 129 Days on Site

Residential Lease
MLS #: **CRWS22244298** | **2** Bd | **1** Ba | **792** Sq Ft
7,762 Sq Ft Lot | **0** Garage | **1953** Year Built
Agent: **Andres Talamantes** | Phone: **(323) 243-1079**
Broker: **Nexthome Masters**

You are seeing this message because ad or script blocking software is interfering with this page.
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Single Family Residence for Rent
MLS #: **CRIV22256297** | **1** Bd | **1** Ba | **820** Sq Ft
0.304 Acres Lot | **0** Garage | **1936** Year Built
Agent: **Joyshna Patel** | Phone: **(909) 831-1878**
Broker: **J P Realty**

PHOTOS COMING SOON

13223 Lima Dr, Rancho Cucamonga, CA 91739

$1,350 Active 43 Days on Site

Single Family Residence for Rent
MLS #: **CRWS23023910** | **1** Bd | **1** Ba | **2,673** Sq Ft
9,341 Sq Ft Lot | **2** Garage | **2013** Year Built
Agent: **Sophie Chi** | Phone: **(626) 780-3625**
Broker: **Re/Max Elite Realty**

12710 3rd St #60, Yucaipa, CA 92399

$1,350 Active 18 Days on Site

Residential Lease
MLS #: **CRIV23039637** | **1** Bd | **1** Ba | **400** Sq Ft
400 Sq Ft Lot | **0** Garage | **1986** Year Built
Agent: **Ian Dyer** | Phone: **(949) 488-3937**
Broker: **Real Estate Advisors, Inc**

12222 Kiowa Rd #3, Apple Valley, CA 92308

$1,395 Pending

Single Family Residence for Rent
MLS #: **CRSW23016014** | **2** Bd | **1** Ba | **900** Sq Ft
0.418 Acres Lot | **1** Garage | **1984** Year Built
Agent: **Rick Garcia** | Phone: **(951) 943-3600**
Broker: **Express Realty & Investments**

124 W Wabash St, San Bernardino, CA 92405

$1,395 Active 13 Days on Site

Condominium for Rent
MLS #: **CREV23042690** | **2** Bd | **1** Ba | **750** Sq Ft
9,000 Sq Ft Lot | **0** Garage | **1963** Year Built
Agent: **Casey Overholt** | Phone: **–**
Broker: **Allied Pacific Property Mgmt.**

NEW

6628 National Park Dr #3, Twentynine Palms

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Agent: **Steve Enochs** | Phone: **(760) 361-4753**
Broker: **Western Homebuilders, Inc.**

9633 Juniper Ave #G3, Fontana, CA 92335

$1,400 Pending

Condominium for Rent
MLS #: **CRCV18199324** | **2** Bd | **1** Ba | **865** Sq Ft
– Sq Ft Lot | **2** Garage | **1980** Year Built
Agent: **Angie Franco** | Phone: **(626) 653-0383**
Broker: **Real Estate Options**

18117 Poinciana Rd, Adelanto, CA 92301

$1,400 Active 101 Days on Site

Residential Lease
MLS #: **CRHD22256466** | **2** Bd | **1** Ba | **900** Sq Ft
8,658 Sq Ft Lot | **1** Garage | **1983** Year Built
Agent: **Marilyn Raffoul** | Phone: **–**
Broker: **Z Real Estate**

8529 Oleander Ave #3, Fontana, CA 92335

$1,400 Active 65 Days on Site

Residential Lease
MLS #: **CRCV23011568** | **1** Bd | **1** Ba | **400** Sq Ft
0.817 Acres Lot | **0** Garage | **1935** Year Built
Agent: **Steven Thacker** | Phone: **–**
Broker: **Keller Williams Empire Estates**

6234 Mojave Ave, Twentynine Palms, CA 92277

$1,400 Active 60 Days on Site

Single Family Residence for Rent
MLS #: **CRJT23014620** | **3** Bd | **2** Ba | **1,140** Sq Ft
7,200 Sq Ft Lot | **2** Garage | **1989** Year Built
Agent: **Cindy Mark** | Phone: **(760) 367-6611**
Broker: **Cindy Mark Realty**

56523 Tish Trail, Yucca Valley, CA 92284

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Broker: **Sperry Van Ness**

16240 Olive St, Hesperia, CA 92345

$1,425 Active 49 Days on Site

Single Family Residence for Rent
MLS #: **CRCV23021896** | **1** Bd | **1** Ba | **1,362** Sq Ft
9,000 Sq Ft Lot | **1** Garage | **1955** Year Built
Agent: **Zoram Luna** | Phone: **–**
Broker: **Re/Max Time Realty**

21236 Multnomah Rd, Apple Valley, CA 92308

$1,450 Active 42 Days on Site

Residential Lease
MLS #: **CRHD23024911** | **2** Bd | **1** Ba | **833** Sq Ft
0.491 Acres Lot | **1** Garage | **1984** Year Built
Agent: **Dawn Leach** | Phone: **–**
Broker: **Coldwell Banker Home Source Pr**

11842 Beverly Ct #3, Loma Linda, CA 92354

$1,450 Active 35 Days on Site

Residential Lease
MLS #: **CREV23029448** | **0** Bd | **1** Ba | **307** Sq Ft
10,500 Sq Ft Lot | **0** Garage | **1986** Year Built
Agent: **Brandon Rivinius** | Phone: **(909) 800-6755**
Broker: **Reliable Realty Group, Inc.**

25423 Old Mine Rd, Apple Valley, CA 92307

$1,450 Active 11 Days on Site

Single Family Residence for Rent
MLS #: **CRCV23038535** | **1** Bd | **1** Ba | **560** Sq Ft
5 Acres Lot | **0** Garage | **1958** Year Built
Agent: **Nadeen Zamora** | Phone: **–**
Broker: **Nexthome Liberty**

232 N 2nd Ave, Barstow, CA 92311

$1,465 Active 42 Days on Site

Single Family Residence for Rent
MLS #: **CRIV23024807** | **3** Bd | **1** Ba | **884** Sq Ft
4,945 Sq Ft Lot | **0** Garage | **1940** Year Built

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92277

$1,475 Active 63 Days on Site

Single Family Residence for Rent
MLS #: **CRJT23013854** | **3** Bd | **2** Ba | **1,236** Sq Ft
9,603 Sq Ft Lot | **1** Garage | **1986** Year Built
Agent: **Cindy Mark** | Phone: **(760) 367-6611**
Broker: **Cindy Mark Realty**

3115 N F St #D, San Bernardino, CA 92405

$1,495 Active 132 Days on Site

Residential Lease
MLS #: **CRSW22242432** | **1** Bd | **1** Ba | **1,214** Sq Ft
7,000 Sq Ft Lot | **0** Garage | **1956** Year Built
Agent: **Eddy Sandoval** | Phone: **–**
Broker: **S.D.S Realty & Property Manage**

4053 Sepulveda Ave, San Bernardino, CA 92404

$1,495 Active 16 Days on Site

Single Family Residence for Rent
MLS #: **CRSW23040935** | **1** Bd | **1** Ba | **700** Sq Ft
7,560 Sq Ft Lot | **0** Garage | **1953** Year Built
Agent: **Cristian Sandoval Rodriguez** | Phone: **–**
Broker: **S.D.S Realty & Property Manage**

12716 4th St, Yucaipa, CA 92399

$1,495 Active 13 Days on Site

Condominium for Rent
MLS #: **CREV23042180** | **1** Bd | **1** Ba | **550** Sq Ft
0.683 Acres Lot | **0** Garage | **1961** Year Built
Agent: **Casey Overholt** | Phone: **–**
Broker: **Allied Pacific Property Mgmt.**

15525 Kiamichi Rd #D, Apple Valley, CA 92307

$1,499 Active 12 Days on Site

Condominium for Rent
MLS #: **CRCV23043429** | **2** Bd | **2** Ba | **900** Sq Ft
0.525 Acres Lot | **2** Garage | **1984** Year Built
Agent: **Tony Nelson** | Phone: **–**

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Single Family Residence for Rent
MLS #: **CREV22254034** | **2** Bd | **1** Ba | **648** Sq Ft
7,200 Sq Ft Lot | **0** Garage | **1963** Year Built
Agent: **Tiffany Wade** | Phone: **(909) 338-2918**
Broker: **Herington Real Estate**

12043 Bartlett Ave, Adelanto, CA 92301

$1,500 Active 55 Days on Site

Single Family Residence for Rent
MLS #: **CRHD23017055** | **1** Bd | **1** Ba | **864** Sq Ft
1.34 Acres Lot | **2** Garage | **1955** Year Built
Agent: **Barbara Clark** | Phone: **–**
Broker: **Century 21 Rose Realty**

18511 Symeron Rd, Apple Valley, CA 92307

$1,500 Pending

Single Family Residence for Rent
MLS #: **CRHD23019251** | **2** Bd | **2** Ba | **960** Sq Ft
0.578 Acres Lot | **1** Garage | **1964** Year Built
Agent: **Dawn Leach** | Phone: **–**
Broker: **Coldwell Banker Home Source Pr**

15398 Bear Valley Rd #7, Apple Valley, CA 92395

$1,500 Pending

Condominium for Rent
MLS #: **CREV23019287** | **2** Bd | **2** Ba | **900** Sq Ft
0.638 Acres Lot | **1** Garage | **1985** Year Built
Agent: **Peter Torres** | Phone: **(909) 210-6062**
Broker: **California Real Estate & Investments**

10400 Victor Ave #1, Hesperia, CA 92345

$1,500 Active 40 Days on Site

Single Family Residence for Rent
MLS #: **CRIV22258378** | **2** Bd | **1** Ba | **887** Sq Ft
0.443 Acres Lot | **0** Garage | **1960** Year Built
Agent: **Stefanie Angel** | Phone: **–**
Broker: **Keller Williams/Victor Valley**

NEW

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Agent: **Dawn Leach** | Phone: –
Broker: **Coldwell Banker Home Source Pr**

611 Kathleen Dr, Barstow, CA 92311

$1,525 Active 221 Days on Site

Single Family Residence for Rent
MLS #: **CRTR22183040** | **3** Bd | **2** Ba | **1,491** Sq Ft
6,300 Sq Ft Lot | **1** Garage | **1952** Year Built
Agent: **Angel Quinonez** | Phone: **(714) 944-7577**
Broker: **Equity Smart Real Estate Services**

32 - 62 of 572 Results

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RESO CERTIFIED

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Exhibit 14

Mobile Home Movers

MOBILE HOME FACTORY

HOME | CHAMPION HOMES | CAVCO MANUFACTURED HOMES | FIND HOME IN SPANISH | FLEETWOOD MOBILE HOMES | BLOG | CONTACT US

Contact Us

Miguel Torres- Dealer/Broker

The Mobile Home Factory

Affordable Quality Mobile Homes

homes@themobilehomefactory.com

Go to the website to see floor plans

www.themobilehomefactory.com

Phone : 818-535-4039

Fax: 818-488-1316

Contact Form

Please fill below form to contact us

Name

Email

Phone/Mobile

Message

Message

Mobile Home Factory
9003 Reseda Blvd. Suite #207
Northridge, CA 91324
818-535-4039
Homes@themobilehomefactory.com

April 12, 2023

To:
Robert Evans, Associate
Talley and Associates, Inc.
25241Paseo de Alicia, Suite 120
Laguna Hills, CA 92653

Mr. Evans:

$32,000 is the cost to set up a doublewide home above ground which includes:

Prep Lot with Base #2 and compact the area where the home will be installed.
Earthquake foundation system SPA 30-5F all New hardware included.
Set and Level the Home.
Drywall close up inside the home to cover cracks and openings on the marriage line and around windows.
Outside close up, cover roof shingles on the marriage line, exterior walls
Skirting of the home all around the perimeter of the home.
2 set of steps made out of Trex material railing included.
Aluminum Carport Awnings.
Connecting the Utilities as long as they are within 5 feet . Water, Electricity, sewer, gas. If the Utilities are further away and we have to run 1000 ft. It will be estimated accordingly. Trenching is additional.
Passing inspection with City or County. Obtaining the certificate of occupancy.

The cost for a set up on a Singlewide home is $15,000 on private property or in a mobile home park. All the above included as well on a Singlewide.

We can't estimate the permit fees from the City or County on private property they are different all the time depending on what the property has or does not have.

Air Conditioning Condenser needs to be installed by A/C Contractor if you have it.
New Air Conditioning Condensers with a coil are usually about $4,900 to $ 6,500 depending on size.
A New Septic tank, if you don't have a city sewer system is $15,000
Porches constructed are $75.00 a Square Foot. Railings included.
Cement pouring $ 8.50 to $ 9.50 per square foot depending on price of cement when we do the job.

Retaining walls 4' in height $125.00 linear feet.

Permit processors are permit expediters and they are charging around $5,000 to $6,000 to obtain permits in one home they do the drawings and architectural calculations and it will take about 6 months to process 1 permit. Fees to cities and Counties are separate.

Homes going to Mobile Home Parks are easier, the Permit processing will only cost $1,500 with the fees included. (Same day turn around)

The Moving and transportation cost would vary depending on where the homes are going to (distance)

Transport a Singlewide to Landers
$ 2,500. Landers, CA

Teardown on Doublewides is $6,500 and ready for transport, If it is a Singlewide Teardown is $4,000

Transport a Singlewide to Pheland, Tehachapi $2,700.00. Doublewide Transport 5,200.00

These above are the estimates to move the homes on Freedom Acres. Keep in mind that a lot of the homes have the axels and tires and tongues in the front if they don't for any reason that equipment needs to be purchase at the following prices:

$195.00 Per axel
$. 60.00 Per Tire and Rim
$225.00 Per Brakes

It usually takes 2 to 3 axels per section depending on the weight of the coach. Like I said we may have them under the home so if we do we don't need to buy them.

Please let us know ones you review the estimated proposal, so we can plan ahead and get started when you are ready.

Our drivers- transporters have over 20 years of experience and carry $2,000,000.00 Liability insurance and cargo insurance.

For all Trash left over we recommend that you rent Large Bins to put the trash in, since there is going to be a lot of trash. We usually pile it up on the side of the space or if there is a bin next to it we put it in there. We are not responsible for taking the trash with us.

Thanks ,

_____ _____

Miguel Torres-Dealer/Broker
Mobile Home Factory

Robert Evans, Associate

Exhibit 15

Helpful Hints Moving a Mobile Home

Helpful Hints on Moving Your Mobile Home

You MUST Get A Signed Contract and It Should Include:

A. Who Is Responsible For What?
B. Who Pays For What?
C. What Happens When There Are Problems?
D. When Do You Pay?

Be Aware of What Is Included In The Quote You Are Given And Be Sure That It Includes EVERYTHING! The Quote Should Include:

A. Labor
B. Mileage
C. Materials
D. Down-Time, etc.

It's Better If Your Home Is Empty Before Moving. Remember, You Are Liable For Any Damages Done To Your Home or Anything Remaining Inside During The Move.

Trucks Can Only Transport During The Day And Must Stop At Night, Usually At A Rest Area or Truck Stop. It Is Advisable To Remove ALL Valuables From Inside The Home.

Another Reason To Remove ALL Of Your Belongings Is That You Are Responsible For And Must Pay Any Overweight Tickets That Drivers May Receive While In Transport.

You Should Remove All Items That May Hinder The Driver From Getting To The Home. This Includes Old Cars, Items Stored Under The Home, Trees, etc. You Should Also Have Any Underpinning Down and Ready For Moving.

Things To Do To Prepare For Transport of Mobile Home

This checklist will help you in preparing for the mover: (NOTE: Items with an asterisk (*) cannot be shipped in the mobile home and must be shipped separately.)

* Empty, defrost and thoroughly wash the inside of your refrigerator and freezer. Appliances need at least two days to dry to keep mildew to a minimum while in transit or in storage. After cleaning, leave doors open and place a drying agent inside to help control mildew.
* Have utilities disconnected.
* Pack all freestanding lamps; remove shades and pack them carefully. Secure all fixtures that cannot be removed.
* Secure hanging lamps and ceiling fans.
* Pack small, movable items, including breakables, in boxes and remove.
* Attach valid license or permit to your mobile home. aka tax papers

* Dispose of foods that could spoil while in transit or in storage.
* Remove window air conditioners and flower boxes.
* Dispose of unnecessary items to avoid extra packing and possible overloading.
* Remove pictures and mirrors from the walls.
* Ensure items in utensil and food racks and other kitchen holders are secured. Remove or seal items, if necessary.
* Dismantle outdoor play equipment and outdoor structures (utility sheds, playhouse, swing or gym set).
* Remove gas bottles.
* Remove your TV antenna.

A Word About Valuables and Overloading

VALUABLES: Do not leave money, jewelry, stock certificates, bonds, securities, coin or stamp collection, gun collection, important papers, etc.

OVERLOADING: Overloading during the movement of your home can cause problems such as buckled panels, flat tires, broken axles, bent wheels, warped frames, etc. There may be charges resulting from overloading that can cost you several thousand dollars.

Getting Ready - Securing Your Mobile Home

Recommendations for arranging property and preparing built-in items in the home... you are responsible for any and all articles left in the home.....

- Place medium-weight boxes under beds and secure them.
- Do not leave loose items on beds.
- Place loose furniture forward of the axle(s) and secure.
- Place as little weight as possible behind the axle(s).
- Secure all windows and mirrors. Taping large glass surfaces will help reduce the chance of breakage.
- Pack and secure all accessories.
- Loose articles in the kitchen, broom closet and cabinets must be secured or removed and packed.
- Secure all doors, including appliances. Hinged or sliding doors should be blocked or taped. Tape or tie cupboard doors between handles to hold them closed.

Exhibit 16

Sheds

New

AECOJOY 8 ft. W x 6 ft. D Metal Shed with Double Lockable Door (48 sq. ft.)

★★★★★ Questions & Answers

$549.99 /box

$46.00 /mo* suggested payments with 12 months* financing Apply Now

How to Get It

Delivering to: **92407** | Chang

Ship to Store
Pickup
Apr 28 - May 3
FREE

Ship to Home
Get it by
Mon, May 2
FREE

Scheduled Delivery
Not available for this item

We'll send up to **141** to **San Bernardino** for free pickup
Change Store

- 1 +

Add to Cart

— or —

Buy now with PayPal

ARROW STORAGE PRODUCTS

Search...

NEED HELP? CALL
1-800-560-8383

Departments | Maintenance + Assembly | Customer Support | Knowledge Center

Home / Arrow Classic Steel Storage Shed, 6 ft. x 4 ft., Charcoal

$469.99 Model #: CLP64CC

Starting at $43/mo with affirm.
Prequalify now

– 1 +

ADD TO CART

ARROW STORAGE PRODUCTS

Search...

NEED HELP? CALL
1-800-560-8383

Departments | Maintenance + Assembly | Customer Support | Knowledge Center

Home / Arrow Classic Steel Storage Shed, Blue Grey

$534.99

Model #: CLP84BG

Starting at $43/mo with affirm.
Prequalify now

8 ft.

4 ft.

– 1 +

ADD TO CART

ARROW STORAGE PRODUCTS

Search...

NEED HELP? CALL
1-800-560-8383

Departments | Maintenance + Assembly | Customer Support | Knowledge Center

Home / Arrow Classic Steel Storage Shed, 8 ft. x 6 ft., Charcoal

$639.99

Model #: CLG86CC

Starting at $58/mo with affirm.
Prequalify now

– 1 +

ADD TO CART

JAXPETY (Brand Rating: 3.3/5)

6.4 ft.W x 4 ft.D Garden Tool Storage Shed Outdoor Metal Shed with Sliding Door(25.6 sq. ft.)

★★★★☆ (4) Questions & Answers (6)

$349.00 Limit 5 per order /box

$30.00 /mo* suggested payments with 12 months* financing Apply Now

- Large capacity storing bicycle, repair tools, lawn care equipment
- Galvanized steel ensuring it UV-resistant, moisture - proof
- Slanted roof: slanted roof design preventing from rain
- View More Details

How to Get It Delivering to: **92407** | Change

Ship to Store	Ship to Home	Scheduled Delivery
Pickup Apr 29 - May 4	Get it by Tue, May 3	Not available for this item
FREE	FREE	

We'll send up to **96** to **San Bernardino** for free pickup
Change Store

- 1 + Add to Cart

— or —

Buy now with PayPal

Exhibit 17

IRS Per Diem

Daily lodging rates (excluding taxes) | October 2022 - September 2023

Cities not appearing below may be located within a county for which rates are listed. To determine what county a city is located in, visit the National Association of Counties (NACO) website (a non-federal website).

Filter Results...

Primary Destination	County	2022 Oct	Nov	Dec	2023 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Barstow / Ontario / Victorville	San Bernardino	$120	$120	$120	$120	$120	$120	$120	$120	$120	$120	$120	$120

Showing 1 to 1 of 1 entries

Meals & Incidentals (M&IE) rates and breakdown

Use this table to find the following information for federal employee travel:

M&IE Total - the full daily amount received for a single calendar day of travel when that day is neither the first nor last day of travel.

Breakfast, lunch, dinner, incidentals - Separate amounts for meals and incidentals. M&IE Total = Breakfast + Lunch + Dinner + Incidentals. Sometimes meal amounts must be deducted from trip voucher. See More Information

First & last day of travel - amount received on the first and last day of travel and equals 75% of total M&IE.

Filter Results...

Primary Destination	County	M&IE Total	Continental Breakfast/Breakfast	Lunch	Dinner	Incidental Expenses	First & Last Day of Travel
Barstow / Ontario / Victorville	San Bernardino	$64	$14	$16	$29	$5	$48.00

Showing 1 to 1 of 1 entries

Exhibit 18

Lodging

Lodging

City	Lodging	$/Night
Colton	Colton Inn	$ 103.00
Ontario	Roadway Inn	$ 66.00
Ontario	Super 8 by Wyndham	$ 90.00
San Bernardino	Days Inn by Wyndham	$ 131.00
San Bernardino	DoubleTree by Hilton	$ 144.00
San Bernardino	Econo Lodge I-215	$ 110.00
San Bernardino	Hampton Inn & Suites	$ 124.00
San Bernardino	La Quinta Inn & Suites	$ 139.00
San Bernardino	Quality Inn	$ 89.00
San Bernardino	Roadway Inn	$ 89.00
	Total	$ 1,085.00
	Average	$ 108.50

Resources: travelocity.com search 92407

Exhibit 19

Movers

Call us anytime
855-432-7801

INVENTORY SIGN

Quote #14909 **Not Booked**

Your Move Estimate

Starting on June 30, 2023
Arrival window TBD

$136.00/hour

1 Bedroom House
505.6 cuft / 3539.2 lbs
3hr minimum
Estimate for 1 truck & 2 crew
Non-Binding Estimate

Lead Move Coordinator

Elena Gutierrez

elena_g@bigdeahlsmovers.com

Your Info

Robert Evans

rob@talleyassoc.com
949-380-3300
(Mobile)

Origin

San Bernardino , California 92407

House • 0 flights of stairs

Destination

Laguna Hills , California 92653

House • 0 flights of stairs

Notes

In order to provide you with a more accurate idea of movers, materials and tools needed, please perform a room-by-room inventory of your home. You can do this by clicking the "Manage Inventory" box above.

This is your standard HOURLY rate. 2 movers

$136.00/ Per hour (3 hours Minimum - $408.00)
$204.00/ Premium hours (Begins at the 10th hour)
Cash Rate Offer: $5 off the hourly rate after the 3 hour minimum.

1 vehicle: 26 Ft Box Trucks

$136.00/ Per Hour Double Drive Time per truck
or
$35.00/ Travel Flat Rate per truck (only for moves less than 5 miles apart.)
Final price will be calculated based on services completed.

Each truck can hold around 8500lb's. Please be sure the inventory is accurate to confirm you won't need a second truck. Double drive time or the flat rate will apply to all trucks. The movers will help with disassembly and reassembly of common household furniture. Please keep in mind we are hourly based. Final price will reflect time used.

Materials: **PLEASE NOTE** You will only be charged for materials used. (if needed)
(Material Cost TBD - not included in rate)
Charged Per Item:
$32.00/ Shrink Wrap =/= $16.00/ Half Roll
$16.95/ Wardrobe Box =/=$0.00/ 2 wardrobe boxes offered to be borrowed and returned at end of move day. (FS offer)
$15.00/Furniture Pad =/= $0.00/ No charge if we can take them back at end of move day.

On the top right hand corner of your Agreement For Hourly Moving Services it will say "Sign" click that and read through the client agreement. Afterwards you will be prompted to leave a deposit.

Deposit: $299.00
The entire deposit will be subtracted from your move cost. You will not be charged a convenience fee for the deposit, since we require a credit card deposit.

Final Payment: cash, debit or credit card.
For all cards, there is a 3% convenience fee.
For Cash: Your CASH payment MUST be ready to go by the end of the move, the movers are Not able to make cash change on-site.

Job / Activity Schedule

Moving

6/30/2023 (Arriving: TBD)

Moving Labor (2 crew, 1 trucks) $136.00/hr	--

CA 550749

Powered by SmartMoving

Moving Estimate

Reference No: H7782120

Kobe Moving	**Customer Rep:** Felix
14355 Burbank Blvd #8	**Phone:** 877-824-0824
Van Nuys, CA 91401	**Direct:** 310 909-8687
Registration #: 192263	**Email:** info@kobemoving.com
	Web: https://kobemoving.com/

Moving From	Moving To
Robert Evans San Bernardino, CA 92407 Phone: 949-380-3300 rob@talleyassoc.com	**Robert Evans** Laguna Hills, CA 92653

Extra Stop / Notes

We enforce a minimum charge of 3 hours. There is a charge for a double driving time from point A to point B (In case you are moving 1.5 hr away, then we charge 1.5 hr for the drive back). Local moves are hourly charge-based. The hourly rate for a team of:

3 movers/truck is $165.00. Cash $159.00

Relocation Details	
Job No:	H7782120
Estimate Date:	03/27/2023
Representative:	Felix
Move Type: Residential	Local Move, 63 miles
Estimated Volume:	0 lbs. (0 cf.)

Relocation Rate	
1 Truck/s, 3 Workers, $165.00/hrs 0.00 hours	$0.00
Total Moving Estimate	**$0.00**

Move Day:	**Wednesday**
Requested Move Date:	**04/12/2023**
Reference By:	**Movers.com**
Created on:	**03/27/2023**

Understanding Your Estimate

Local moves are hourly charge based.

The rate includes:

- A team of professional movers and a truck.

- Door to door service including furniture disassembly and reassembly.

- Basic furniture wrapping including FREE use of moving pads and tape.

- FREE Basic Valuation Coverage: $0.60 per pound per article.

- FREE use of wardrobe boxes for your hanging clothes.

- No Additional charge for: tax, mileage, stairs and elevator.

According to CA state law:

***MINIMUM CHARGE of 3 hours** and 15 minutes increments after that.

***Time starts** when the movers **arrive** to **point A** (loading point) and **ends** when the move is **done at point B** (unloading point).

*There is a **charge for DOUBLE DRIVING TIME between point A to point B.**

The completion time depends on the amount of stuff, how well packed and organized you'd be towards the move, driving time, and accessibility to both locations.

We **include free use of** moving blankets, tape and wardrobe boxes. There is a charge of $3.50-$7.00 for BOXES (for TVs, mirrors, etc').

Full packing service is also available for all inclusive adding extra **$60.00** on top of the hourly rate and it includes all the packing materials/labor. & nbsp;

Total cost:
The actual charges are based on the hours performed plus double drive time. All local moves are based on an hourly rate with minimum charges and hours. Hours are started to count as movers arrive at your pick-up location and to end when they complete the move to your satisfaction. There is a fuel charge based on miles or 12% of the total invoice.

Driving time:
Double drive time from your pick-up address to destination address.

Packing and other preparations:
Fragile items need to be bubble wrapped and put into boxes with enough cushions. We reserve the right to refuse moving any fragile items that are not professionally protected as described above. The fragile items include but not limited to: mirror, TV, table/floor lamp, glass table top, bookcase or cupboard with glass shelves or doors.

Valuables:
Prior to your move, please remove all valuable items, such as money, jewelry, credit cards, check books, Tablets/Ipads, important documents etc., from the premises. These valuable items should be carried by you personally. California Law states that a moving company cannot be held responsible for any loss of this nature.

Payment terms:
Payment(s) can be made in cash, credit card or Zelle or Venmo. We DO NOT accept personal check(s). Zelle or Venmo NO extra fee. Credit cards fee 4.9% If payment needs to be made by credit card, the receipt needs to be signed by the card holder when the move is completed.

Articles List 1 Items, 1 Pieces

Qty	Items	Qty	Items	Qty	Items
1	[2 Bedroom]				

Customer Name _____ Customer Signature _____ Date _____

US Relocation

Toll Free: 866-621-5643

MOVING ESTIMATE

Estimate Id # 419974

March-27-2023

Sales Person: Kevin Thomas

E-Mail: kevin@usrelocation.com

Tel: 609-900-3120

Dear Robert Evans

Pick Up Address: San Bernardino, CA-92407
Delivery Address: Laguna Hills, CA-92653
Move Date: 4/3/2023

Thank you for allowing US Relocation, Inc. the opportunity to present our proposal for your upcoming relocation.

Estimated Cost of Services

Services	Qty	Price Each	Total
Weight in Lbs.	3395	$0.00	$0.00
Cubic feet	485	$0.00	$0.00
Documentation	0	$0.00	$0.00
2 Men Crew-Labor	4	$140.00	$560.00
Truck and Travel Fee	1	$180.00	$180.00
		Total	**$740.00**

Weight and Volume Calculator(Cube Sheet)

Item Name	Item No.s	Weight	Volume
Bedroom			
Bed, Queen	1	455	65
Dresser, Double	2	700	100
Night Table	2	70	10
Dining Room			
Dining Table	1	245	35
Dining Chair	6	210	30
Living Room			
Lamp, Floor	2	70	10
Recliner	1	245	35
Tables, Coffee	1	35	5
TV Stand	1	210	30

Flat screen TV over 40 Inches	1	175	25
Sectional Bookshelf	1	35	5
Box, Medium	20	420	60
Office			
File Cabinet 2-door	1	70	10
Office Desk	1	350	50
Office Chair	1	105	15
Total	**42** Items	**3395** lbs.	**485** cu. ft.

This price only reflects the services for the above dates and above inventory. Any changes of one or another will lead to price change.

HOURLY RATE DETERMINED BY ACTUAL NUMBER OF HOURS REQUIRED TO COMPLETE MOVE The number of actual hours worked will be determined by Carriers/Movers watch or time piece. Please note that if Carrier is unable to fit all of Shippers household goods in the Moving truck, additional time will be required for additional trips.

I agree to accept this proposal with an hourly rate quote and do not require the estimated number of hours to complete this proposal. I further understand that there is a 3 - hour minimum.

Complete move is on the clock, starts at the origin when movers arrive and ends at the destination upon completion of move. We have 3 minimum hours on any local move, every additional hour is prorated based on the hourly rate with 30 minutes increment.

Service Included

1. Door-to-door service
3. Standard assembly/disassembly of furniture (does not include unusual or custom-built furniture)
4. Standard loading and unloading of items
5. Blanket / Pad Wrap / Shrink Wrap
6. Basic liability Coverage (valuation of $0.60/lb. per article) For any additional coverage please ask your sales rep
7. Mileage, Labor and Gas (unless otherwise noted)
8. Fuel surcharge
10. Removal of debris, meaning disposal of any packing materials used by our movers

Move Guide Lines

1. You will be contacted by our dispatch department at least 24-48 hours prior to your pick-up date
2. We expect you to empty all the furniture and pack all the miscellaneous items into boxes.
3. Make sure that all boxes are fully packed, but not overloaded
4. All cabinets, dresser drawers etc must be emptied before Loading.
5. In case of more than 1 delivery locations - it is highly recommended that separate inventory lists are provided this will help our movers match and deliver all items to their proper destination
6. Loose items are not acceptable, all items must be placed in a container
7. As company policy we do not handle shipment of important documents with personal financial information, insurance policies, cash, prescription medicine, licenses, birth certificates, firearms, jewelry of high value, etc. We recommend you take them with you. We also do not handle shipment hazardous items, ammunition, flammable products, perishable items or live plants.
8. Full Value Protection - Please note that if you elect this added protection, you must elect this option prior to the time of pick up.

US Relocation Inc is Licensed by

USDOT. (Department of Transportation) No. : **3242387**
FMCSA: Federal Motor Carrier Safety Administration MC No. : **1018662**

Please let us know if the rate we offered is competitive and if you have any questions or concerns. your business is important to us and we hope to hear from you soon.

Sincerely Yours,
Kevin Thomas
US Relocation Inc.
317 George Street Suite 320
New Brunswick, NJ 08901
Direct Phone : 609-900-3120
Toll free : 866-621-5643
Fax : 866-837-7632
kevin@usrelocation.com
https://www.usrelocation.com