

REGULATIONS COVERING MOBILE HOME PARKS IN THE CITY OF SANTA CLARITA

The City of Santa Clarita governs a limited range of issues related to mobilehome parks. Santa Clarita Municipal Code (SCMC) Chapters 6.02 and 6.04 generally address rent stabilization and park closures. SCMC 6.02 and 6.04 do **not** govern park maintenance, sales, tenant/landlord disputes, or park management.

The following information is provided so residents may be informed of which agencies govern mobilehome park issues that are out of the City's jurisdiction and control. Residents are encouraged to read the full text of the regulations available on-line at the websites indicated.

REGULATIONS ENFORCED BY THE CITY: Pages 1 and 2

Page 1: Table of Contents for Santa Clarita Municipal Code Chapter 6.02: Manufactured Home Park Rent Adjustment Procedures

Code available at: <http://www.codepublishing.com/CA/SantaClarita/>

Open the link and click on "Municipal Code," then on "Chapter 6."

Page 2: Table of Contents for Santa Clarita Municipal Code Chapter 6.04: Manufactured Home Parks – Change in Use

Code available at: <http://www.codepublishing.com/CA/SantaClarita/>

Open the link and click on "Municipal Code," then on "Chapter 6."

REGULATIONS ENFORCED BY THE STATE OF CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT: Pages 3 through 7

Page 3: Table of Contents for the State of California Health & Safety Code: Mobilehome Parks Act

Code available at the following website (cut and paste into your browser):

<http://www.leginfo.ca.gov/cgi-bin/calawquery?codesection=hsc&codebody=&hits=20>

Scroll to "Division 13 Housing," then to "Part 2.1."

Pages 4 - 7: Table of Contents for Title 25, Chapter 2, of the State of California Housing and Community Development Regulations: Mobilehome Parks and Installations

Code available at the following website (cut and paste into your browser):

<http://www.hcd.ca.gov/codes/mobilehome-special-occupancy-parks/mpregs.html>

REGULATIONS ENFORCED BETWEEN AN OWNER AND RESIDENT BY COURT ORDER: Pages 8 through 13

Pages 8 - 13: Table of Contents for the State of California Civil Code: Mobilehome Residency Law of 2016

Code available at the following website:

http://mobilehomes.senate.ca.gov/sites/mobilehomes.senate.ca.gov/files/2016_mrl_-_cover_intro_statutes.pdf

Chapter 6.02 MANUFACTURED HOME PARK RENT ADJUSTMENT PROCEDURES

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- [6.02.020](#) Definitions.
- [6.02.030](#) Applicability.
- [6.02.040](#) Manufactured Home Rental Adjustment Panel.
- [6.02.050](#) Registration.
- [6.02.060](#) Registration Fee.
- [6.02.070](#) Space Rent Limit.
- [6.02.080](#) Annual Space Rent Adjustment Notice.
- [6.02.090](#) Allowable Methods for Annual Space Rent Adjustments.
- [6.02.100](#) Appeal Considerations.
- [6.02.110](#) Amortization Schedule.
- [6.02.120](#) Annual Space Rent Adjustment Appeal Petitions.
- [6.02.130](#) Change in Ownership Space Rent Adjustment Procedures.
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2016

California

**Mobilehome
Residency Law**

including

**Other Selected Laws Governing
Mobilehome and RV Park Residency
&
Frequently Asked Questions**

**Compliments of the
California State Senate
Select Committee on Manufactured Home Communities**
mobilehomes.senate.ca.gov

2016 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 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 home owner 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, governing 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, and traffic enforcement in mobilehome parks.

For the 2016 edition, there are five new amendments to the Mobilehome Residency Law. Also, the FAQs section has been expanded to include information regarding annual distribution of the MRL to tenants; the Resources section has been updated; and the Index has been revised to reflect repagination caused by shrinking of the text throughout the handbook.

This document is available at mobilehomes.senate.ca.gov.

2016 CALIFORNIA MOBILEHOME RESIDENCY LAW

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