

Mobilehome Residency Law Protection Program: What You Need to Know

Mobile Home Residency Law Protection Act, [AB 3066](#) Approved 09/26/2018
Codified in California Health & Safety Code § 18800-18806

Passed in 2018, [AB 3066](#) created the Mobilehome Residency Law Protection Program (MRLPP) within the State Department of Housing and Community Development (HCD). Through the MRLPP, homeowners may seek assistance from HCD relating to Mobilehome Residency Law (MRL). HCD will investigate or help to resolve or coordinate solutions to those complaints raised by a homeowner.

When does this law go into effect?

- The Program will begin July 1, 2020 when HCD begins taking complaints from homeowners.
- MRLPP will expire on January 1, 2024 (unless extended by the State). At the end of the program, HCD will review the program and its effectiveness.

What is the MRLPP?

- A homeowner with a rental agreement in a mobilehome park may submit a complaint for an alleged violation of the MRL to HCD.
- When HCD receives a complaint from a homeowner, they will investigate the complaint.
- HCD will NOT arbitrate, mediate, or provide legal advice, they may provide information to the complaining party and/or may refer the complaint to an appropriate law enforcement agency or a nonprofit legal services provider.

Funding of the MRLPP; Annual \$10 fee

- Beginning January 1, 2019, mobilehome parks are required to pay an annual fee of \$10. This fee will be deposited into the Mobilehome Dispute Resolution Fund under the administration of HCD and will be used to implement the Program.
- This \$10 per lot fee can be passed along to the homeowners of each lot. However, if passed along to the homeowner, it should be a separate line item on your bill and NOT a part of your space rent.
- This \$10 MRLPP fee is different and separate from the City's annual Mobilehome Administrative fee to participate in [Chula Vista Municipal Code Section 9.50](#) (Mobilehome Space Rent Review).

Examples of common violations of the Mobilehome Residency Law (MRL)

- Unauthorized "charges" billed on rent statements
- Improper utility charges or lack of posting utility rates
- Selective or inconsistent enforcement of park rules
- Denying use of common area facilities, such as the clubhouse

This information is provided as a courtesy only and is intended as a brief overview and may not be relied upon as applicability of the stated law.