

## **Are there special protections for “mobilehome owners”?**

YES. State law offers special protections. The rights described in this brochure apply if:

1) You are a “mobilehome owner.”

A “mobilehome” includes RV’s & trailers IF parked in a mobilehome park for 9 or more months & manufactured homes. It does NOT include motor homes, truck campers or camping trailers.

**AND**

2) You live in a “mobilehome park.”

The “mobilehome park” must rent out 2 or more spaces to mobilehomes.

## **What happens when I move in?**

The park must give you a written rental agreement that spells out the length of your tenancy, the park rules, the improvements & common facilities the park is responsible for, and a list of the park’s services & fees. The park must also give you a copy of the “Mobile Home Residency Law.”

The monthly rent is also in the rental agreement. If the park wants to change the rent, it must give you 90 days written notice. Some cities limit rent increases. For information, call your local city office.

The park can also ask for a security deposit but *only* when you first move in. The deposit can’t be more than 2 months rent. You can ask for your deposit back after you

pay your rent and fees on time for 12 months in a row.

## **Who can live with me?**

Family. If it’s not a senior park, your spouse, parents, kids, and grandkids under 18 can live with you at no extra cost. If it’s a senior park & you’re over 55, a parent, sibling, child, or grandchild can live with you if s/he is over 18 & needs your care under a doctor’s orders.

Live-ins. If you live alone, you can share your home with 1 person, who doesn’t have to register with the park or pay a fee. If you’re over 55, you can also have an adult live with you that cares for you under a doctor’s orders.

Guests. Guests do not have to register or pay a fee as long as they stay less than 20 days in a row & less than 30 days a year.

## **Can I have pets?**

It depends on the park. If the park has a rule against pets, the park must say this in the rental agreement. If the park changes the rule to “no pets” *after* you move in, you can keep your pets. You can also keep a pet if you’re disabled & need the pet because of a disability. Finally, the park can’t charge pet fees unless the park offers special facilities or services for pets.

## **What other rules apply to me?**

The rules are in the rental agreement. If the park wants to change a rule, it must first meet with homeowners. After this meeting, the park can change the rules (even if home owners don’t agree). But the new rule will not take effect for 60 days (if it involves recreational facilities) or 6 months (all other rules).

## **What are my rights as an owner?**

You have the right to:

- meet with homeowners to discuss park issues at reasonable hours (you can use the recreation/community hall or clubhouse, if not already in use);
- invite public officials, candidates, or mobilehome owner organizations to speak;
- survey or petition residents on non-commercial park issues at reasonable times in a reasonable manner; and
- meet with park management within 30 days of a written request to discuss existing park rules, the conditions of the park, or rental agreements.

For more information about your rights, you can call the Golden State Mobilehome Owners League at (800) 888-1727.

## **What do I do if there are health or safety problems in the park?**

You should notify the park management in writing. Keep a copy of your letter. If the problem is not fixed within a “reasonable” amount of time (“as soon as possible” if the problem affects health and safety; no more than 30 days in all other cases), you can call:

- State of CA Dept. of Housing & Community Development at (916) 255-2501 or
- The Office of the Mobilehome Ombudsman (800) 952-5275.

For problems with utilities, call the Public Utilities Commission at (800) 649-7570.

### ***What if the park tries to evict me?***

The park can only evict you if:

- you don't fix a problem related to your mobilehome/space within a reasonable time after a warning from a government agency;
- you act in a way that's a "substantial annoyance" to homeowners or residents;
- you're convicted of prostitution or a drug-related felony which took place in the park;
- you don't follow a park rule after being given 7 days written warning (you don't get 7 days warning if you were warned 3 times in the last year for breaking the same rule);
- you don't pay your rent, utilities, or fees after getting a 3-day notice (you don't get a 3-day notice if you got three of these notices in the past year);
- the park is being condemned; or
- the park is changing its use.

The park must give 60 days written notice to end your tenancy. A copy of the notice must be sent to any legal owners, junior lienholders, and registered owners of the mobilehome.

If you're being evicted for not paying rent, the park can give you 3-day and 60-day notices on the same day. If you pay within 3 days, you can stay. You can also stay if the legal owner, junior lienholder, or registered owner of the mobilehome pays within 30 days of being notified that you are behind in your rent (they can only do this for you twice a year).

If you stay past the 60-days, the park must go to court to have you evicted. The park can't tow your mobilehome, lock you out, or shut off your utilities to get you out sooner.

Bay Area Legal Aid  
San Mateo County Office  
2287 So. El Camino Real  
San Mateo CA 94403

# **YOUR RIGHTS AS A MOBILEHOME OWNER**

**Bay Area**



**Legal Aid**

For help, call

**BAY AREA  
LEGAL AID**

**(650) 358-0745**

OR TOLL FREE (800) 551-5554