

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS**

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[HCD Website: www.hcd.ca.gov](http://www.hcd.ca.gov)

**NOTICE OF PROPOSED ACTION****TITLE 25. CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT****EMPLOYEE HOUSING, MOBILEHOME PARKS, AND SPECIAL OCCUPANCY PARKS
PROGRAMS**

NOTICE IS HEREBY GIVEN that the California Department of Housing and Community Development (HCD) proposes to adopt regulations governing the Mobilehome Parks, the Special Occupancy Parks, and the Employee Housing Programs, which were established by Health and Safety Code sections 17000 et. seq., 18200 et. seq., and 18860 et. seq., respectively. If approved, the proposed regulations would provide for digital transactions, improve health and safety within mobilehome parks, special occupancy parks, and employee housing facilities, and modernize program operations.

PUBLIC HEARING

No public hearing is currently scheduled. However, pursuant to Government Code section 11346.8, if a written request to hold a public hearing is received no later than 15 calendar days before the close of the written comment period at the address below from any interested person or their authorized representative, HCD shall, to the extent practicable, provide notice of the time, date, and place of the hearing by mailing the notice to every person who has filed a request for notice with HCD.

SUBMISSION OF WRITTEN COMMENTS

Any interested person, or their authorized representative, may submit written comments relevant to this proposed regulatory action. All written comments must be received by HCD no later than 8:00 a.m. on September 30, 2025 in order to be considered. Written comments may be submitted through HCD's online portal, by mail, or by fax as follows:

By comment portal: Visit the [comment portal](#) on the HCD website.

By mail to: California Department of Housing and Community Development

P.O. Box 277820
Sacramento, CA 95827-7820
ATTN: Jenna Kline

By fax to: (916) 854-2564
ATTN: Jenna Kline

PERMANENT ADOPTION OF REGULATIONS

Following the public comment period, HCD may adopt the proposals, as described below, or may modify the proposals if the modifications are sufficiently related to the original text. With the exception of minor technical or grammatical changes, the text of any modified proposal will be available for at least 15 days prior to its adoption from the contact person(s) designated in this notice and will be mailed to those persons who have submitted written or oral testimony related to this proposal or who have requested notification of any changes to the proposal. HCD will accept written comments on the modified regulations during the 15-day period.

AUTHORITY AND REFERENCE

The authority and reference for this action occurs through both implied and express authority as described below:

Authority

HCD has express and implied rulemaking authority as provided in:

- Employee Housing Act (EHA)—Health and Safety Code (HSC) sections 17003.5, 17036, 17040, and 17050
- Mobilehome Parks Act (MPA)—HSC sections 18300, 18605, 18610, 18670, and 18691
- Special Occupancy Parks Act (SOPA)—HSC sections 18865, 18865.05, 18865.3, 18870.3, 18871.10, 18872, 18873, and 18873.5

Additionally, HCD has express authority, as provided by HSC, section 50406(n), to “do any and all things necessary to carry out its purposes and exercise the powers expressly granted by this division” [the Housing and Home Finance Act, HSC, section 50000 et. seq.].

The Legislature, through the EHA, MPA, and SOPA, authorizes HCD to administer these laws and adopt regulations that interpret and make specific these Acts.

Reference

HCD is implementing, interpreting, and making specific the following sections of the HSC:

- EHA—HSC sections 17003.5, 17008, 17021, 17031, 17031.3, 17031.4, 17032, 17033, 17040, 17041, and 17050; 8 U.S.C. Sections 1621, 1641, and 1642
- MPA—HSC sections 18300, 18605, 18610, 18670, and 18691

- SOPA—HSC sections 18865, 18865.05, 18865.3 18870.3, 18871.10, 18872, 18873, and 18873.5

INFORMATIVE DIGEST

SUMMARY OF EXISTING LAW AND REGULATIONS

Employee Housing Act

HCD is responsible for promulgating statewide preemptive regulations relating to the maintenance, use, and occupancy of private employee housing (EH) facilities. EH is defined as private housing accommodations provided for five or more employees, or, in certain circumstances, five or more farm workers in rural areas.

Mobilehome Parks Act

HCD, and local enforcement agencies approved by HCD, are responsible for the enforcement of minimum health and safety standards inside mobilehome parks (MPs). These minimum health and safety standards regulate construction, maintenance, occupancy, use, and design of MPs and safeguard the protection of park residents and their manufactured home/mobilehome investment and a decent living environment. These mandates safeguard the habitability and affordability of this housing source.

MPA Forms Incorporated by Reference:

Pursuant to title 1, section 20(c)(3), the proposed regulatory text incorporates by reference the following forms:

- Local Enforcement Agency Annual Permit to Operate, HCD MP 503B, dated 3/24
- Application for Alternate Approval, HCD MP 511, dated 3/24
- Application for Certification of Manufactured Home / Mobilehome Earthquake Resistant Bracing System, HCD MP 50 ERBS CERT, dated 3/24
- Application for Permit to Construct, HCD MP 50, dated 3/24
- Application for Permit to Install Manufactured Home / Mobilehome Earthquake Resistant Bracing System, HCD MP 50 ERBS, dated 3/24
- Application for Standard Plan Approval, HCD MP 520, dated 3/24
- Certificate of Occupancy, HCD MP 513C, dated 3/24
- Floodplain Ordinance Compliance Certification for Manufactured Home / Mobilehome Installations, HCD MP 547, dated 3/24
- Manufactured Home / Mobilehome Installation Acceptance (Local Enforcement Agency), HCD MP 513B, dated 3/24
- Manufactured Home / Mobilehome Installation Acceptance, HCD MP 513A, dated 3/24
- Lot Plot Plan and Park Information, HCD MP 538, dated 3/24
- Private Fire Hydrant Test and Certification Report, HCD MP 532, dated 3/24
- School Impact Fee Certification, HCD MP 502, dated 3/24

Special Occupancy Parks Act

HCD, and local enforcement agencies approved by HCD, are responsible for the enforcement of minimum health and safety standards inside special occupancy parks (SOPs) including, but not limited to, recreational vehicle parks. These minimum health and safety standards regulate the construction, maintenance, occupancy, use, and design of SOPs and safeguard the safety of park occupants and ensure a decent environment for recreation or temporary occupancy.

SOPA Forms Incorporated by Reference:

Pursuant to title 1, section 20(c)(3), the proposed regulatory text incorporates by reference the following forms:

- Local Enforcement Agency Annual Permit to Operate, HCD MP 503B, dated 3/24
- Application for Alternate Approval, HCD MP 511, dated 3/24
- Application for Certification of Manufactured Home / Mobilehome Earthquake Resistant Bracing System, HCD MP 50 ERBS CERT, dated 3/24
- Application for Permit to Construct, HCD MP 50, dated 3/24
- Application for Standard Plan Approval, HCD MP 520, dated 3/24
- Certificate of Occupancy, HCD MP 513C, dated 3/24
- Floodplain Ordinance Compliance Certification for Manufactured Home / Mobilehome Installations, HCD MP 547, dated 3/24
- Manufactured Home / Mobilehome Installation Acceptance (Local Enforcement Agency), HCD MP 513B, dated 3/24
- Manufactured Home / Mobilehome Installation Acceptance, HCD MP 513A, dated 3/24
- Lot Plot Plan and Park Information, HCD MP 538, dated 3/24
- Private Fire Hydrant Test and Certification Report, HCD MP 532, dated 3/24
- School Impact Fee Certification, HCD MP 502, dated 3/24

SUMMARY OF EFFECT OF PROPOSED REGULATORY ACTION

The purpose of these proposed regulations is to modernize HCD's ability to interact with stakeholders, allow for digital transactions, standardize local enforcement agency and local government standards, clarify applicability of existing law and regulations, and clarify the responsibilities of park owners, operators, and residents.

Those sections within title 25 of the California Code of Regulations affected by this rulemaking (see "Sections Affected" below), and the specific purpose for each adoption in these proposed regulations, are set forth in the Initial Statement of Reasons for this regulatory action.

SECTIONS AFFECTED

Following are the specific sections of Chapters 1, 2, and 2.2 affected by this proposed action:

Amend: 610, 621, 631, 633, 760, 1002, 1004, 1005, 1006.5, 1010, 1012, 1013, 1018, 1020.6, 1032, 1038, 1042, 1102, 1185, 1317, 1426, 1514, 2002, 2004, 2004.5, 2005, 2006.5, 2010, 2012, 2013, 2018, 2020.6, 2032, 2038, 2042, 2102, 2185, 2317, 2426, and 2514

Add: 621.5, 1123, 1609, 2123, and 2609.5

Repeal: 762

POLICY STATEMENT OVERVIEW

ANTICIPATED BENEFITS OF THE PROPOSED ACTION

The proposed rulemaking provides clarity to the users on existing provisions within the changing law and regulations, provides modern options to transact with HCD, and protects the health, safety, and general welfare of those that live in or operate employee housing facilities, mobilehome parks, and special occupancy parks.

EVALUATION OF INCONSISTENCY/INCOMPATIBILITY WITH EXISTING STATE REGULATIONS

The proposed regulations are compatible with existing state regulations related to the maintenance, use, and operations of employee housing facilities, mobilehome parks, and special occupancy parks.

SMALL BUSINESS IMPACT STATEMENT

HCD has determined that small businesses will not be adversely affected by this purposed regulatory action because the proposed regulations only seek to clarify and make specific the governing statute.

DISCLOSURES REGARDING THE PROPOSED ACTION

- Mandate on local agencies and school districts: NONE
- Costs or savings to any state agencies: NONE
- Costs or savings to local agencies or school districts, which must be reimbursed in accordance with Part 7 (commencing with Section 17500) of Division 4 of the Government Code: NONE
- Other nondiscretionary costs or savings imposed on local agencies: NONE
- Costs or savings in federal funding to the state: NONE

BUSINESS IMPACT

HCD has determined that this regulatory action would not have a significant adverse economic impact on California business enterprises and individuals, including the ability of California businesses to compete with businesses in other states or create or expand business in California and will not affect creation or elimination of jobs in the State of California because the proposed regulations only seek to clarify and make specific the governing statute.

COST IMPACT ON REPRESENTATIVE PRIVATE PERSON OR BUSINESS

HCD is not aware of any cost impacts that a representative private person or business would necessarily incur in reasonable compliance with the proposed action.

RESULTS OF THE ECONOMIC IMPACT ANALYSIS

HCD has determined that the proposed regulatory action will not have a significant adverse effect on private individuals or small businesses as the proposed amendments only seek to clarify and make specific the governing statute.

- The proposed regulations will neither create nor eliminate jobs within California.
- The number of businesses that will be created or eliminated is indeterminate.
- There are no businesses currently doing business within the State of California that would be expanded as a result of this regulation.
- The proposed regulations will positively affect the health and welfare of California.
- There are no anticipated benefits to worker safety or the state's environment.

CONSIDERATION OF ALTERNATIVES

HCD must determine that no reasonable alternatives are available, or have otherwise been identified and brought to its attention, that would be more effective in carrying out the purpose for which the action is proposed; would be as effective and less burdensome to affected private persons than the proposed action; or would be more cost-effective to affected private persons and equally effective in implementing the statutory policy or other provision of law. HCD has determined that this proposed regulatory action represents the most cost-effective, efficient, and practical action to maintain adequate funding for the effective delivery of critical services.

AVAILABILITY OF DOCUMENTS AND CONTACT PERSON

HCD has prepared an Initial Statement of Reasons for the proposed regulatory action and has available all the information upon which the proposal is based. Copies of the exact language of the proposed regulations, the Initial Statement of Reasons, the rulemaking file, the Final Statement of Reasons (when available) and other information,

if any, may be obtained upon request from HCD at the following location or from the contacts listed below:

California Department of Housing and Community Development
Division of Codes and Standards
P.O. Box 277820
Sacramento, CA 95827-7820

Fax: (916) 854-2564

Main Contact: Jenna Kline, (916) 841-5286

Alternative Contact: Mitchel Baker, (916) 214-8097

In addition, the Notice of Proposed Action, the exact language of the proposed regulations, and the Initial Statement of Reasons may be found on the HCD's [Title 25 Rulemaking website](https://www.hcd.ca.gov/building-standards/title-25-rulemaking) at the following address: <https://www.hcd.ca.gov/building-standards/title-25-rulemaking>

Questions regarding the regulatory process or clarification on the substance of this regulatory proposal may be directed to:

Housing Regulations Team

Telephone: (916) 841-5286

Fax: (916) 854-2564

Email: Title25@hcd.ca.gov