

**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
DIVISION 1, CHAPTER 2.2 SPECIAL OCCUPANCY PARKS
SPECIAL OCCUPANCY PARKS PROGRAM**

NOTICE IS HEREBY GIVEN that the California Department of Housing and Community Development (HCD) proposes to adopt regulations governing the Special Occupancy Parks (SOP) Program, which was established by Health and Safety Code (HSC), section 18860, et seq. If approved, the proposed regulations would maintain minimum health and safety standards within facilities that offer transient lodging accommodations which often include upscale tents and other types of sleeping accommodations, with adjacent private bathing facilities.

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 June 30, 2026 in order to be considered. Written comments may be submitted by mail, comment portal, or fax as follows:

By comment portal: Visit the [comment portal](#) on the HCD website under the Current Rulemaking Activities accordion (Special Occupancy Parks)

By mail to: California Department of Housing and Community Development
Division of Codes and Standards
P.O. Box 277820
Sacramento, CA 95827-7820
ATTN: Jenna Kline (Special Occupancy Parks Regulations)

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By fax to: (916) 854-2564
ATTN: Jenna Kline (Special Occupancy Parks Regulations)

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:

- Special Occupancy Parks Act—HSC, sections 18865, 18865.05, 18865.3, and 18873.

The Legislature, through the HSC, authorizes HCD to administer these laws and adopt regulations that interpret and make specific this Act.

Additionally, HCD has implied authority, as provided by HSC, section 50406, subdivision (n), to “do any and all things necessary to carry out its purposes and exercise the powers expressly granted by this division [Division 31, commencing with Section 50000].”

Reference

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

- HSC, sections 18862.23, 18865, 18865.3, 18871.3, 18872, 18873, 18873.1, 18873.2, and 18873.5

INFORMATIVE DIGEST

SUMMARY OF EXISTING LAW AND REGULATIONS

Special Occupancy Parks Act

HCD and local enforcement agencies (LEAs) approved by HCD are responsible for the enforcement and regulation of minimum health and safety standards inside privately owned, operated, and maintained 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 are required to guarantee the safety of park occupants and ensure a decent environment for recreation or temporary occupancy.

SUMMARY OF EFFECT OF PROPOSED REGULATORY ACTION

The purpose of these proposed regulations is to align with an industry desired use of SOPs that offer transient lodging accommodations which often include upscale tents and other types of sleeping accommodations with adjacent private bathing facilities. The current SOP regulations do not align with the desired use of SOPs; therefore, regulatory changes are required to allow flexibility while also ensuring minimum health and safety within these accommodations. If the regulations are not amended, it creates a barrier to establishing a clear pathway forward for integrating industry desired uses in SOPs. These proposed regulations align with Health and Safety Code, section 18863.1, which supports innovative designs that can reduce costs while enhancing the living environment for park occupants and residents.

Sections within Title 25, 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 Chapter 2.2 affected by this proposed action:

Amend: 2002, 2118, 2424, 2443, and 2444

POLICY STATEMENT OVERVIEW

ANTICIPATED BENEFITS OF THE PROPOSED ACTION

The proposed rulemaking provides alignment of HCD regulations for SOPs with a new type of camping facility that offers transient lodging accommodations which often include upscale tents and other types of sleeping accommodations, with adjacent private bathing facilities. Amendments are required to allow flexibility while also ensuring minimum health and safety within these accommodations

EVALUATION OF INCONSISTENCY/INCOMPATIBILITY WITH EXISTING STATE REGULATIONS

After conducting a review for any other regulations in this area, the Department has found that these are the only state regulations concerning the maintenance, use, and operations of SOPs. Therefore, the proposed regulations are neither inconsistent nor incompatible with existing state regulations.

SMALL BUSINESS IMPACT STATEMENT

The proposed regulations may affect small businesses. However, HCD has determined that the effect will not be adverse because the 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
- Costs to housing: NONE

BUSINESS IMPACT

HCD has initially determined that this regulatory action would not have a significant, statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in other states.

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

- 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 alternative it considered or that has otherwise been identified and brought to its attention 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 contact people listed below:

California Department of Housing and Community Development
Division of Codes and Standards
P.O. Box 277820
Sacramento, CA 95827-7820
Fax: (916) 263-3383

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