



STATE OF CALIFORNIA  
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
**DIVISION OF CODES AND STANDARDS**

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March 13, 2026

**MOBILEHOME RESIDENCY LAW PROTECTION  
PROGRAM (MRLPP) INFORMATION**

**ATTACHMENT I**

Reporting Period: July 2020 – December 2025

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## I. OVERVIEW

Pursuant to Health and Safety Code (HSC), section 18805(c), the California Department of Housing and Community Development (HCD) shall report the following information to the task force (convened pursuant to HSC, section 18400.3):

- The amount of registration fees collected pursuant to HSC, section 18804, and the amount expended on the Mobilehome Residency Law Protection Program (MRLPP).
- The total number of complaint allegations received, the total number of complaint allegations processed, and the total number of complaint allegations referred to another enforcement agency or to a nonprofit legal services provider.
- The type of complaint allegations received.

NOTE: HCD shall not arbitrate, mediate, negotiate, or provide legal advice in connection with mobilehome park rent disputes, lease or rental agreements, or disputes arising from lease or rental agreements, but may provide information on these issues to the complaining party, management, or other responsible party (HSC, section 18802(c)).

## II. REVENUE AND EXPENDITURES

Total revenue collected: \$22,184,541.00

Total expenditures: \$11,521,686.00

NOTES:

- MRLPP began collecting revenue on/about January 1, 2019.
- Spending authority began July 1, 2019.
- The expenditure amount includes estimated expenses for fiscal year 2025-2026. Final expenditure amount may change.

## III. PROGRAM ACTIVITY

- A. The total number of complaint allegations received, the total number of complaint allegations processed, and the total number of complaint allegations referred to another enforcement agency or to a nonprofit legal services provider (LSP).

Complaint Totals							
Allegations per Calendar Year	2020	2021	2022	2023	2024	2025	Total
Total complaint allegations received	1,117	1,472	1,277	1,805	1,331	1,303	8,305
Total complaint allegations processed	384	1,314	1,652	1,697	1,253	1,105	7,405
Total complaint allegations referred to another enforcement agency or to an LSP	18	351	531	335	345	411	1,991

B. The type of complaint allegations received.

<b>Mobilehome Residency Law (MRL) Section</b>							
<b>ARTICLE 2 – RENTAL AGREEMENT</b>							
<b>Civil Code</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Totals</b>
798.15 In-Writing and Required Contents	123	138	183	244	261	215	1,164
798.16 Inclusion of Other Provisions	5	7	4	8	2	8	34
798.17 Rental Agreements Exempt from Rent Control	13	8	6	9	5	4	45
798.18 Length of Agreement; Comparable Monthly Terms	18	6	1	2	0	2	29
798.19 No Waiver of Chapter 2.5 Rights	4	2	1	1	1	1	10
798.19.5 Park Owner Right of First Refusal to Purchase Home	3	2	0	0	0	1	6
798.20 No Private Club Discrimination	6	0	0	0	0	2	8
798.21 Not Principal Residence – Rent Control Exempt	2	0	0	0	0	0	2
798.22 Recreational Vehicles in Parks – Designated Areas	1	1	0	0	0	0	2
<b>Totals</b>	175	164	195	264	269	233	1,300

<b>ARTICLE 3 – RULES AND REGULATIONS</b>							
<b>Civil Code</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Totals</b>
798.23 Application to Park Owners and Employees	45	47	57	59	55	18	281
798.23.5 Subleasing	16	8	3	2	1	5	35
798.24 Posting of Common Area Facility Hours	15	18	7	13	25	8	86
798.25 Amendments to Rules and Regulations – Notice	79	143	16	29	38	26	331
798.25.5 Void and Unenforceable Rules or Regulations	24	44	13	20	25	17	143
798.26 Management Entry into Mobilehomes	20	30	9	36	32	21	148
798.27 Notice of Zoning or Use Permit and Duration of Lease	1	1	1	1	1	1	6
798.28 Disclosure of Park Owner’s Name	9	15	8	28	18	12	90

798.28.5 Vehicle Removal from Park	6	20	9	19	17	9	80
798.29 Notice of Mobilehome Ombudsman	4	5	1	8	1	0	19
798.29.6 Installation of Accommodations for the Disabled	4	2	1	6	3	5	21
<b>Totals</b>	223	333	125	221	216	122	1,240

<b>ARTICLE 3.5 – FEES AND CHARGES</b>							
<b>Civil Code</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Totals</b>
798.30 Notice of Rent Increase	49	75	24	72	55	25	300
798.30.5 Mobilehome park: rent caps	0	0	0	0	3	0	3
798.31 Authorized Fees Charged	47	41	21	59	30	32	230
798.32 Fees Charged for Unlisted Services Without Notice	37	64	45	81	44	30	301
798.33 Pets	10	11	5	10	7	3	46
798.34 Guest and Live-In Care Providers	23	16	12	14	12	8	85
798.35 Members of Immediate Family – No Fees	9	4	2	1	1	3	20
798.36 Enforcement of Park Rules	22	13	4	3	11	13	66
798.37 Entry, Hookup, Landscaping and Maintenance Charges	14	2	0	9	4	6	35
798.37.5 Trees and Driveways	52	58	81	135	62	50	438
798.38 No Lien/Security Interest Except by Mutual Agreement	2	1	0	0	0	3	6
798.39 Security Deposits	3	4	0	3	1	2	13
798.39.5 Fines and Forfeitures Not Chargeable	0	1	0	0	0	1	2
<b>Totals</b>	268	290	194	387	230	176	1,545

<b>ARTICLE 4 – UTILITIES</b>							
<b>Civil Code</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Totals</b>
798.40 Utility Service Billing; Rate Schedule	55	56	32	122	71	40	376

798.41 Utilities Separately Billed – Reduced from Rent	39	34	10	19	13	3	118
798.42 Notice of Utility Interruption	12	17	13	35	11	10	98
798.43 Disclosure of Common Area Utility Charges	2	3	60	48	53	5	171
798.43.1 California Alternate Rates for Energy Program (CARE)	4	6	19	34	28	6	97
<b>Totals</b>	112	116	134	258	176	64	860

<b>ARTICLE 4.5 – RENT CONTROL</b>							
<b>Civil Code</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Totals</b>
798.45 New Construction Exempt	0	0	1	0	0	0	1
798.49 Government Fees and Assessments That Are Exempt	2	0	0	2	0	0	4
<b>Totals</b>	2	0	1	2	0	0	5

<b>ARTICLE 5 – HOMEOWNER COMMUNICATIONS AND MEETINGS</b>							
<b>Civil Code</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Totals</b>
798.50 Legislative Intent	2	1	0	1	1	0	5
798.51 Right to Assemble, Meet, Canvass, Petition, Invite Speakers	7	17	3	10	5	7	49
798.52 Injunctive Action to Enforce Rights	1	2	2	3	2	2	12
<b>Totals</b>	10	20	5	14	8	9	66

<b>ARTICLE 5.5 – HOMEOWNERS MEETINGS WITH MANAGEMENT</b>							
<b>Civil Code</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Totals</b>
798.53 Management Meetings with Residents	31	42	33	76	43	13	238
<b>Totals</b>	31	42	33	76	43	13	238

<b>ARTICLE 6 – TERMINATION OF TENANCY</b>							
<b>Civil Code</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Totals</b>
798.55 Legislative Intent; Termination for Cause; 60-Day Notice	13	21	67	47	17	50	215
798.56 Seven Authorized Reasons for Termination of Tenancy	90	77	125	192	134	110	728
798.56a Notice Requirement of Legal Owner/Junior Lienholder	2	1	1	0	0	1	5

798.57 Statement of Reasons in Notice	4	8	2	2	2	5	23
798.58 No Termination to Make Space for Park Owner's Buyer	1	1	1	0	0	0	3
798.59 60-Day Notice by Resident of Termination	1	1	0	0	0	7	9
798.60 Application of Other Unlawful Detainer Laws	0	0	0	0	0	1	1
798.61 Abandoned Mobilehomes – Procedures	2	2	3	8	3	0	18
<b>Totals</b>	<b>113</b>	<b>111</b>	<b>199</b>	<b>249</b>	<b>156</b>	<b>174</b>	<b>1,002</b>

<b>ARTICLE 7 – TRANSFER OF MOBILEHOME OR MOBILEHOME PARK</b>							
<b>Civil Code</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Totals</b>
798.70 "For Sale" Signs	4	2	1	1	1	0	9
798.71 Management Showing or Listing – Prohibitions	11	15	4	5	3	9	47
798.72 No Transfer or Selling Fee	3	2	3	0	1	0	9
798.73 Removal of Mobilehome Upon Sale to Third Party	7	13	7	6	5	2	40
798.73.5 Home Upgrades on Resale	18	18	10	17	13	8	84
798.74 Management Approval of Buyer; Credit Rating Refund	17	29	25	49	22	9	151
798.74.4 Mobilehome Resale Disclosure to New Buyer	1	0	0	0	1	2	4
798.74.5 Rent Disclosure to Prospective Homeowners	2	8	0	0	2	1	13
798.75 Rental Agreement Required for Park Occupancy	18	25	4	9	3	5	64
798.75.5 Mobilehome Park Disclosure Form	0	1	1	4	1	3	10
798.76 Senior-Only Restrictions	7	4	1	0	0	1	13
798.77 No Waiver of Rights	0	1	0	0	0	1	2
798.78 Rights of Heir or Joint Tenant of Owner	8	15	6	15	6	8	58
798.79 Repossession of Mobilehome; Sale to Third Party	0	4	0	2	1	2	9
798.80 Sale of Park – Notice by Management	9	8	11	13	6	1	48

798.81 Listing or Sales – Prohibitions	2	8	2	4	6	20	42
798.83 Homeowner Repair of the Space	2	5	2	1	2	3	15
<b>Totals</b>	109	158	77	126	73	75	618

<b>ARTICLE 8 – ACTIONS, PROCEEDINGS, AND PENALTIES</b>							
<b>Civil Code</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Totals</b>
798.84 Notice of Lawsuit for Failure to Maintain	18	6	11	41	35	5	116
798.85 Attorney’s Fees and Costs	1	1	0	0	0	0	2
798.86 Management Penalty for Willful Violation	3	0	0	4	1	2	10
798.87 Public Nuisances and Abatement	29	23	9	42	43	13	159
798.88 Injunction for Violation of Park Rules	3	1	0	0	0	1	5
<b>Totals</b>	54	31	20	87	79	21	292

<b>ARTICLE 9 – SUBDIVISIONS, COOPERATIVES, CONDOMINIUMS AND RESIDENT-OWNED PARKS</b>							
<b>Civil Code</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Totals</b>
799.1 Rights Governed	0	1	0	0	0	0	1
799.10 Political Campaign Signs	0	1	0	0	0	0	1
<b>Totals</b>	0	2	0	0	0	0	2

<b>Non-MRL Allegations</b>	<b>Number of Allegations</b>						
	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Totals</b>
<b>Referral to Adult Protective Services -</b> allegations involving the health and safety of elderly and dependent adults.	0	8	3	1	0	4	16
<b>Referral to Animal Services -</b> allegations involving animals.	0	2	8	8	4	0	22
<b>Referral to California Public Utility Commission -</b> allegations regarding disputes involving their regulated utility providers.	0	19	19	51	13	21	123
<b>Referral to Civil Rights Department (Formerly Department of Fair Employment and Housing) -</b> allegations involving housing discrimination.	7	53	47	88	37	62	294

<b>Referral to Community Action Partnership</b> - for assistance regarding food/nutrition, health, home weatherizing, housing, rent assistance, senior services, and utility payment assistance.	0	0	1	0	1	1	3
<b>Referral to Housing Programs</b> - for assistance regarding rental payments, utility payments, mobilehome rehabilitation, etc.	0	27	3	7	4	1	42
<b>Referral to Local Law Enforcement</b> - allegations involving criminal activity.	5	40	28	30	7	4	114
<b>Referral to Social Services/Public Assistance</b> - for assistance regarding services, grant and vouchers for medical care, food, in-home care, emergency housing.	0	0	1	1	1	0	3
<b>Referral to Veteran Services</b> - some veterans may be eligible for mobilehome loans or grants to adapt a home for service-related disabilities and other services.	0	0	1	0	0	0	1
<b>Referral to Weights and Measures</b> - allegations involving the accuracy of the individual residential meters.	0	19	16	8	2	3	48
<b>Referral to a Local Agency</b> - allegations involving any local government ordinance, including, but not limited to, a land use and zoning law or rent stabilization ordinance.	4	15	4	5	3	3	34
<b>Referral to Another Enforcement Agency</b>	2	19	26	37	7	9	100
<b>Totals</b>	18	202	157	236	79	108	800



<b>County</b>	<b>Total Number of Allegations</b>
Alameda	107
Alpine	0
Amador	46
Butte	32
Calaveras	60
Colusa	6
Contra Costa	96
Del Norte	1
El Dorado	66
Fresno	113
Glenn	2
Humboldt	52
Imperial	33
Inyo	2
Kern	114
Kings	26
Lake	52
Lassen	20
Los Angeles	1,296
Madera	46
Marin	8
Mariposa	0
Mendocino	19
Merced	40
Modoc	0
Mono	4
Monterey	30
Napa	42
Nevada	39

<b>County</b>	<b>Total Number of Allegations</b>
Orange	336
Placer	131
Plumas	2
Riverside	1,019
Sacramento	374
San Benito	1
San Bernardino	530
San Diego	643
San Francisco	0
San Joaquin	134
San Luis Obispo	126
San Mateo	9
Santa Barbara	80
Santa Clara	141
Santa Cruz	67
Shasta	132
Sierra	0
Siskiyou	33
Solano	37
Sonoma	153
Stanislaus	126
Sutter	12
Tehama	50
Trinity	5
Tulare	49
Tuolumne	71
Ventura	255
Yolo	30
Yuba	28

D. High-level overview of outcomes for allegations in which documents may have been requested, had good faith discussion, or referred to an LSP and have been closed.

\*\* As of January 1, 2024:

- *The department is no longer required to select the most severe, deleterious, and materially and economically impactful alleged violations for referral to legal services providers.*
- *The parties involved are no longer required to negotiate the matter in good faith to resolve the matter within 25 days.*

Outcomes	Number of Allegations						
	2020	2021	2022	2023	2024	2025	Total
Complainant requested complaint to be closed during the documentation request or good faith discussions.**	-	38	95	58	2	-	193
Complaint was not the most severe, deleterious, and economically materially and economically impactful or non- jurisdictional after review of the documentation request.**	-	61	157	183	-	-	401
Resolved during documentation request.	-	5	2	0	0	-	7
No response to good faith inquiry.**	-	31	60	179	1	-	271
Resolved during good faith discussions.**	-	24	74	45	-	-	143
LSP referral: Closed due to no response from complainant.	-	11	2	60	104	47	224
LSP referral: Complainant requested complaint to be closed.	-	3	6	27	8	16	60
LSP referral: Complainant declined services (e.g., would not sign retainer, complainant retained their own attorney, complainant would not answer eligibility questions, complainant is no longer interested in receiving services).	-	-	9	13	67	35	124
LSP referral: LSP review of the cases and applicable MRLPP statutes and California law has resulted in that there are no viable causes of action.	-	-	13	11	23	11	58

LSP referral: LSP provided referral to complainant (e.g., lawyer referral service, another program).	-	-	6	18	22	32	78
LSP referral: Counsel and advice provided.	-	17	60	274	329	159	839
LSP Referral: Case resolved (e.g., settlement reached, unlawful detainer dismissed, agreement reached with park).	-	-	28	40	57	61	186

#### IV. NOTES

- Information contained in this report is cumulative since the MRLPP launch date of July 1, 2020.
- HCD does not employ attorneys to review the complaints. HCD does not employ attorneys to review complaints. Allegations that may apply to the complaint are captured in this report. If HCD refers complaints to an LSP, the LSP will provide a legal evaluation of the allegations. By law, the LSPs have sole authority to determine which referred complaints will be addressed or pursued.
- HCD has contracted with the following LSPs for MRLPP complaint referrals:
  - California Rural Legal Assistance
  - Housing and Economic Rights Advocates
  - Inland Counties Legal Services
- A complaint may have more than one alleged violation of more than one MRL section, so these numbers will not add up to the total number of complaints.
- The information is subject to change as more information is gathered about the complaint.
- HCD has closed approximately 1,410 inquiries or complaints not captured above. These include, but are not limited to, questions regarding MRLPP fees, complaints with insufficient complaint or contact information, non-MRL civil matters, and/or health and safety complaints. MRLPP provided local community resources information to the complainant(s) as appropriate.
- Approximately 770 complaints received contained possible occupational licensing and/or health and safety violations. Allegations were referred to the appropriate HCD program for further evaluation.
- Approximately 178 complaints did not have park information and are not included in the geographic representation.