



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

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September 12, 2025

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

## **ATTACHMENT I**

Reporting Period: July 2020 – June 2025

**Gustavo Velasquez**, Director  
**Kyle Krause**, Deputy Director  
**Carrie Paine**, Assistant Deputy Director

## 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: \$20,194,431.00

Total expenditures: \$10,179,007.00

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 2024-2025. 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	781	7,783
Total complaint allegations processed	384	1,314	1,652	1,697	1,253	593	6,893
Total complaint allegations referred to another enforcement agency or to an LSP	18	351	531	335	345	263	1,843

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>Total</b>
798.15 In-Writing and Required Contents	123	138	183	244	261	139	1088
798.16 Inclusion of Other Provisions	5	7	4	8	2	4	30
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	1	28
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	1	7
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>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>Total</b>
798.23 Application to Park Owners and Employees	45	47	57	59	55	14	277
798.23.5 Subleasing	16	8	3	2	1	3	33
798.24 Posting of Common Area Facility Hours	15	18	7	13	25	6	84
798.25 Amendments to Rules and Regulations – Notice	79	143	16	29	38	25	330
798.25.5 Void and Unenforceable Rules or Regulations	24	44	13	20	25	15	141
798.26 Management Entry into Mobilehomes	20	30	9	36	32	11	138
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	9	87

798.28.5 Vehicle Removal from Park	6	20	9	19	17	4	75
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	3	19

ARTICLE 3.5 – FEES AND CHARGES							
Civil Code	2020	2021	2022	2023	2024	2025	Total
798.30 Notice of Rent Increase	49	75	24	72	55	14	289
798.30.5 Mobilehome park: rent caps	0	0	0	0	3	0	3
798.31 Authorized Fees Charged	47	41	21	59	30	24	222
798.32 Fees Charged for Unlisted Services Without Notice	37	64	45	81	44	25	296
798.33 Pets	10	11	5	10	7	1	44
798.34 Guest and Live-In Care Providers	23	16	12	14	12	3	80
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	6	59
798.37 Entry, Hookup, Landscaping and Maintenance Charges	14	2	0	9	4	3	32
798.37.5 Trees and Driveways	52	58	81	135	62	31	419
798.38 No Lien/Security Interest Except by Mutual Agreement	2	1	0	0	0	0	3
798.39 Security Deposits	3	4	0	3	1	1	12
798.39.5 Fines and Forfeitures Not Chargeable	0	1	0	0	0	0	1

ARTICLE 4 – UTILITIES							
Civil Code	2020	2021	2022	2023	2024	2025	Total
798.40 Utility Service Billing; Rate Schedule	55	56	32	122	71	23	359
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	6	94
798.43 Disclosure of Common Area Utility Charges	2	3	60	48	53	3	169
798.43.1 California Alternate Rates for Energy Program (CARE)	4	6	19	34	28	4	95

ARTICLE 4.5 – RENT CONTROL							
Civil Code	2020	2021	2022	2023	2024	2025	Total
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

ARTICLE 5 – HOMEOWNER COMMUNICATIONS AND MEETINGS							
Civil Code	2020	2021	2022	2023	2024	2025	Total
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

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

ARTICLE 6 – TERMINATION OF TENANCY							
Civil Code	2020	2021	2022	2023	2024	2025	Total
798.55 Legislative Intent; Termination for Cause; 60-Day Notice	13	21	67	47	17	28	193
798.56 Seven Authorized Reasons for Termination of Tenancy	90	77	125	192	134	73	691
798.56a Notice Requirement of Legal Owner/Junior Lienholder	2	1	1	0	0	0	4
798.57 Statement of Reasons in Notice	4	8	2	2	2	0	18
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	1	3

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>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>Total</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	1	39
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	1	39
798.73.5 Home Upgrades on Resale	18	18	10	17	13	2	78
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	1	3
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	4	63
798.75.5 Mobilehome Park Disclosure Form	0	1	1	4	1	1	8
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	4	54
798.79 Repossession of Mobilehome; Sale to Third Party	0	4	0	2	1	1	8
798.80 Sale of Park – Notice by Management	9	8	11	13	6	0	47
798.81 Listing or Sales – Prohibitions	2	8	2	4	6	12	34
798.83 Homeowner Repair of the Space	2	5	2	1	2	1	13

<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>Total</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	0	8
798.87 Public Nuisances and Abatement	29	23	9	42	43	12	158
798.88 Injunction for Violation of Park Rules	3	1	0	0	0	1	5

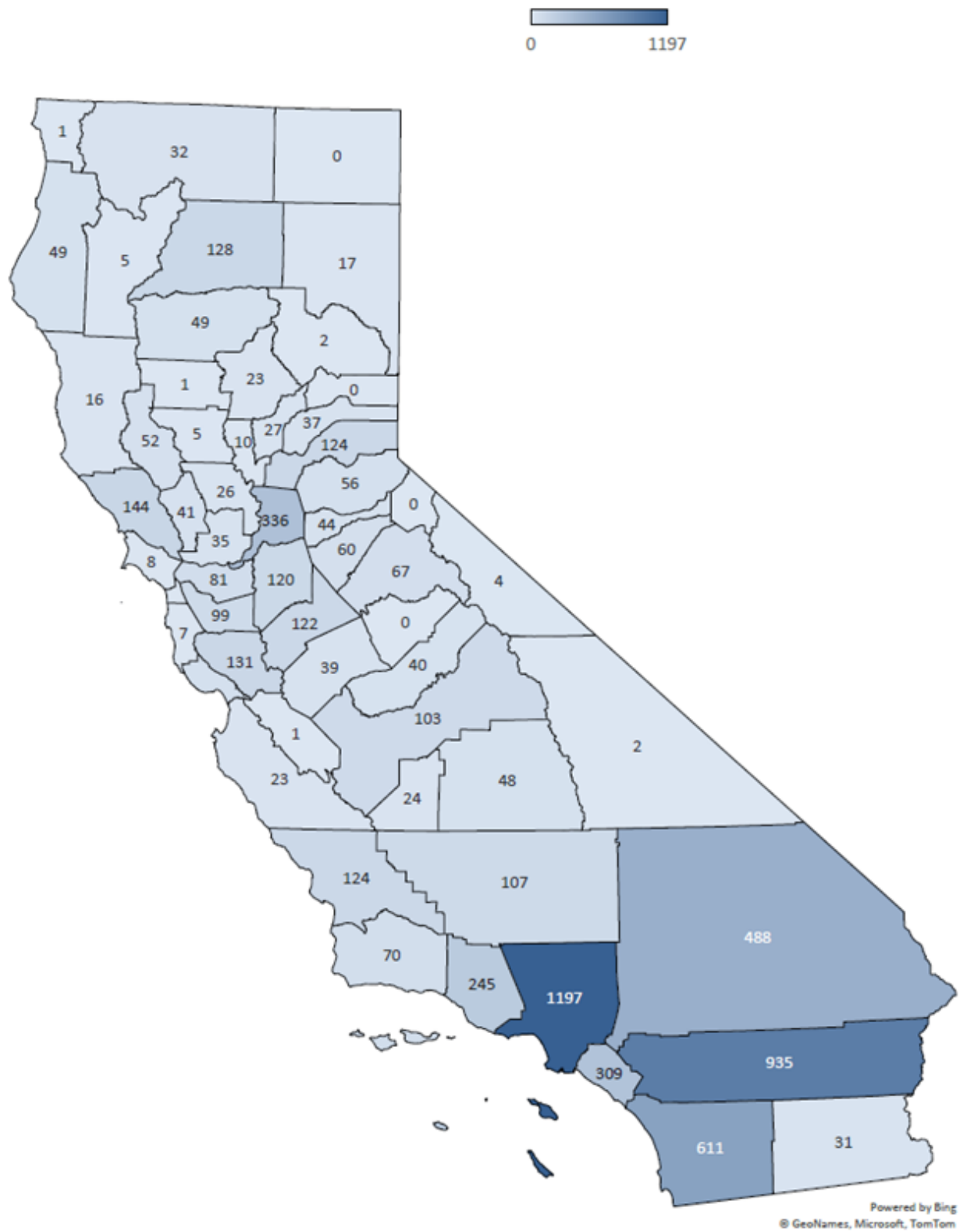
<b>ARTICLE 9 – SUBDIVISIONS, COOPERATIVES, CONDOMINIUMS AND RESIDENT-OWNED PARKS</b>							
<b>Civil Code</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
799.1 Rights Governed	0	1	0	0	0	0	1
799.10 Political Campaign Signs	0	1	0	0	0	0	1

<b>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>Total</b>
<b>Referral to Adult Protective Services</b> - allegations involving the health and safety of elders 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	13	115
<b>Referral to Civil Rights Department (Formerly Department of Fair Employment and Housing)</b> - allegations involving housing discrimination.	7	53	47	88	37	35	267
<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	3	113
<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	2	47
<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	8	99



C. Geographic representation of allegations received by county.



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 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	30	207
LSP referral: Complainant requested complaint to be closed.	-	3	6	27	8	12	56
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	32	121
LSP referral: LSP review of the cases and applicable MRLPP statutes and California law has resulted in that there are no viable	-	-	13	11	23	3	50

causes of action.							
LSP referral: LSP provided referral to complainant (e.g., lawyer referral service, another program).	-	-	6	18	22	23	69
LSP referral: Counsel and advice provided.	-	17	60	274	329	67	747
LSP Referral: Case resolved (e.g., settlement reached, unlawful detainer dismissed, agreement reached with park).	-	-	28	40	57	42	167

#### IV. NOTES

- Information contained in this report is cumulative since the MRLPP launch date of July 1, 2020.
- HCD does not employ attorneys reviewing the complaints. Allegations that may apply to the complaint are captured in this report. If HCD refers the complaint 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 1,212 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 722 complaints received contained possible occupational licensing and/or health and safety violations. Allegations were referred to the appropriate HCD program for further evaluation.
- Approximately 172 complaints do not have park information and are not included in the geographic representation.