

Mobilehome Residency Law Protection Program



What is the Mobilehome Residency Law Protection Program (MRLPP)?

The MRLPP provides assistance in resolving certain disputes between manufactured and mobilehome homeowners and mobilehome park owners or managers. Manufactured and mobilehome homeowners residing in mobilehome parks may submit complaints related to Mobilehome Residency Law (MRL) violations for potential referral to a contracted nonprofit legal service provider. The MRLPP may also refer complaints, or portions of complaints, to the appropriate enforcement agency for investigation or further action.

What types of complaints can be filed with the MRLPP?

The MRL is the "landlord-tenant law" for mobilehome park tenants and mobilehome park owners, and provides guidelines about rental agreements, park management, termination of tenancy, fees charged by mobilehome park owners, and more.

How do I submit an MRLPP complaint?

Homeowners may submit a complaint by telephone at (800) 952-8356, or may submit an MRLPP complaint form, available via phone, mail, or online at www.hcd.ca.gov. Information that will be requested by the MRLPP: 1) proof of mobilehome ownership, 2) the name, address, and phone number of the mobilehome park indicated in the complaint, and 3) any documents or facts that are relevant to the alleged violations of the MRL.

Even if we can't help you directly, we can point you in the right direction.



Call us:
800.952.8356



Visit us:
www.hcd.ca.gov



Email us:
MHAssistance@hcd.ca.gov

Mobilehome Residency Law Protection Program
Department of Housing and Community Development
P.O. Box 278690, Sacramento, CA 95827

What happens once I submit an MRLPP complaint?

Once a complaint is received, the MRLPP reviews the complaint to determine whether the allegation is a potential MRL violation. If a potential MRL violation is identified, the complaint may be selected for further assistance and/or referral to a contracted nonprofit legal service provider. While some complaints will not meet the criteria of an MRL violation, the MRLPP may still be able to provide assistance, information, and/or resources.

I rent my mobilehome and am a tenant.

Can I submit an MRLPP complaint?

Only manufactured and mobilehome homeowners can file a complaint through the MRLPP. Tenants who rent their home from a manufactured or mobilehome homeowner are protected by the MRL and may choose to pursue a civil action, but at their own expense. However, the MRLPP may still be able to provide assistance, information, and/or resources.

The Mobilehome Residency Law Protection Program cannot arbitrate, mediate, or offer any legal advice. Participation in the MRLPP does not prevent you from seeking legal advice from a licensed attorney or legal aid provider, or from contacting local officials for assistance.