

**CALIFORNIA CODE OF REGULATIONS**  
**TITLE 25. HOUSING AND COMMUNITY DEVELOPMENT**  
**DIVISION 1. CHAPTER 2, SECTIONS 1002 THROUGH 1759, NOT CONSECUTIVE**  
**AND CHAPTER 2.2, SECTIONS 2002 THROUGH 2759, NOT CONSECUTIVE**

**§ 1002. Definitions.**

(e) -E-

(1) Earthquake Resistant Bracing System (ERBS). An anchoring system, bracing system, or other device designed and constructed for the purpose of protecting the health and safety of the occupants of, and reducing damage to, an MH-unit in the event of an earthquake. See also, "ERBS."

(2) Economic Hardship. The inability to pay living or business expenses as defined in Government Code Section 11009.5.

(3) Electrical Feeder Assembly. The overhead or underchassis feeder conductors, including the equipment grounding conductor, together with the necessary fittings and equipment, designed for the purpose of delivering energy from the lot electrical service equipment to the branch circuit distribution panelboard of the unit or accessory building or structure.

(4) Electrical Service, Park. The conductors and equipment for delivering electrical energy from the electrical supply system or the generator of an isolated plant, to the electrical wiring system of the park.

(5) Electrical System, Park-Primary. That part of the electrical wiring system of the park distributing electrical energy to the park's secondary electrical system.

(6) Electrical System, Park-Secondary. That part of the electrical wiring system of the park distributing electrical energy at a nominal 120 or 120/240 volts, single phase.

(7) Electrical Wiring System, Park. All of the electrical equipment, appurtenances and related electrical installations outside of permanent buildings, units, and accessory buildings or structures within a park.

(8) Emergency. An occurrence constituting a present or imminent serious risk to life, health, safety, or property requiring immediate correction.

(9) Energize. The act of applying electrical energy, or gas or water pressure.

(10) Enforcement Agency. The Department of Housing and Community Development, or any city, county, or city and county that has assumed responsibility for the enforcement of this chapter and chapter 2.2 pursuant to sections 18300 and 18865 of the Health and Safety Code.

(11) Engineer. A person registered with the State of California as a professional engineer qualified to practice engineering in this state. For purposes of this chapter, an engineer designing or approving plans shall have skill, knowledge, and expertise in that scope of practice.

(12) Equipment. All materials, appliances, devices, fixtures, fittings, or accessories used in the structural, fire safety, plumbing, mechanical, and electrical systems of units, accessory buildings and structures, buildings, structures, infrastructures, and systems subject to this chapter.

(13) ERBS. The acronym for an earthquake resistant bracing system.

(14) ERBS-Manufacturer. A person, firm or business engaged in assembly or construction of earthquake resistant bracing systems for MH-units.

(15) ERBS-Manufacturer's Installation Instructions. The specific written directions for an earthquake resistant bracing system to be installed on or under MH-units.

(s) -S-

(1) Sanitation Station, Recreational Vehicle. A plumbing receptor designed to receive the discharge of sewage holding tanks of self-contained recreational vehicles and which is equipped with a water hose connection for washing the receptor.

(2) Sewage Drain Lateral. That portion of the park sewage system that extends to an individual lot drain inlet.

(3) Sewage Drainage System. All the piping within or attached to the unit or accessory building or structure that conveys sewage or other liquid wastes to the drain outlet.

(4) Sewer, Park. That part of the park sewage drainage system beginning at the lot drain inlet or from a point two (2) feet downstream from a permanent building drain connection and terminating at the public sewer or private sewer disposal system.

(5) Shall. "Shall" means required, and includes "must" and "will".

(6) Signed. When required by this chapter to verify a permit, plans, or other document, means use of an original or "wet" stamp or signature, or both, of the architect, engineer, or other person verifying the plan, permit, or other document. When such verification is not required by this chapter, an enforcement agency shall not require an original or "wet" stamp or signature, or both.

(7) Skirting. Material used to enclose or partially enclose the area under a unit or accessory building or structure.

(8) Standard Plan Approval (SPA). A plan approved, by the department, for an accessory building or structure, an engineered tiedown system, or a foundation system, to be installed or constructed on a repetitive basis, for the purpose of obtaining a construction permit through an enforcement agency.

(9) Stairway. A step or any configuration of steps or risers where the run (length) of an individual tread or step does not exceed thirty (30) inches, and which is designed to enable passage from one elevation to another.

(10) State of Emergency. An emergency as defined in Government Code Section 11009.5.

(11) Steel Pier. A steel support that incorporates into its structure an adjustable means of raising and leveling the unit or accessory building or structure that the pier supports.

(12) Storage Building. An accessory building that may exceed ten (10) feet in height or one hundred twenty (120) square feet of gross floor area located on a lot, designed and used solely for storage of the personal equipment and possessions of the unit's occupants. The construction of a storage building shall comply with the California Building Standards Code, and a permit to construct is required from the enforcement agency.

(13) Storage Cabinet. An accessory structure, not exceeding ten (10) feet in height or one hundred twenty (120) square feet of gross floor area, located on a lot, designed and used solely for the use and storage of the personal equipment and possessions of the unit's occupants.

(14) Support. The entire pier and footing assembly, used to transfer the loads of a unit, accessory building or structure, or building component to the ground.

(15) Support System. A system of supports which sustains the vertical loads of a unit, accessory building or structure, or building component. A support system does not include a foundation system.

(16) Surcharge, Surcharge Load. A surcharge is a vertical load imposed on retained soil that may impose a lateral force in addition to the lateral earth pressure of the retained soil.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 11009.5 and 11445.20, Government Code; and Sections 18007, 18008, 18008.5, 18008.7, 18009.3, 18010, 18013.4, 18200, 18206, 18213, 18214.5, 18400.1, 18402, 18403, 18404, 18420, 18421, 18513, 18551, 18554, 18603, 18610, 18612, 18613, 18613.4, 18613.5, 18613.7, 18630, 18640, 18670, 18690, 18691, 18909, 19996 and 19977, Health and Safety Code.

### **§ 1009. Permit to Operate—Penalty Fees.**

(a) Permits to operate shall have the following penalty fees applied as applicable:

(1) When an application is submitted thirty (30) days after the due date, the permit to operate fees shall be increased an amount equal to ten (10) percent of the established fee.

(2) When an application is submitted sixty (60) or more days late, the permit to operate fees shall be increased an amount equal to one hundred (100) percent of the established fee.

(3) Any park commencing operation without a valid permit to operate shall pay double the established fees and those fees shall be due upon demand of the enforcement agency.

(b) The postmark shall be used to determine the submittal date for imposing annual permit to operate penalty fees prescribed by Health and Safety Code section 18506.

(c) Permit to operate penalty fees may be waived by the enforcement agency when a State of Emergency, as defined in this chapter, is declared and a park owner or operator experiences an economic hardship, as defined in this chapter, due to the State of Emergency.

(d) The park owner or operator applying for a permit to operate penalty fee waiver shall submit to the enforcement agency all of the following:

(1) A written application within one (1) year of the date the State of Emergency was declared. The written application shall include all of the following:

(A) The applicant's name, address, phone number, and email (if applicable); and

(B) A statement explaining how the State of Emergency has caused an economic hardship that prevents the applicant from paying the annual permit to operate renewal fees by the statutory due date and include details as to why the penalty fee waiver should be approved.

(2) Documentation supporting and confirming the applicant's statement of economic hardship required in section (d)(1)(B), above. Such supporting documentation may include, but is not limited to, tenant rent logs and accountings of rent not collected during the State of Emergency.

(e) Upon receipt of the written application for penalty fee waiver, the enforcement agency shall do all the following:

- (1) Confirm the date the State of Emergency was declared.
- (2) Confirm the applicant's annual permit to operate renewal fee due date and amount of fees owed.
- (3) Confirm the applicant's request for penalty fee waiver is within one (1) year of the declared State of Emergency.
- (4) Review the applicant's statements and supporting documents to confirm the following:
  - (A) The conditions of the State of Emergency have in fact imposed an economic hardship on the applicant;
  - (B) Confirm that the State of Emergency has impacted the park residents and tenants' ability to pay rent and the applicant's ability to evict park residents and tenants who do not pay rent.
- (f) Upon completion of the review of the written application and the supporting information and documents, if the requirements of subsections (d) and (e) above are satisfied, the enforcement agency shall issue a written statement approving the applicant's request within thirty (30) calendar days of receipt of the written application. If the requirements of subsections (d) and (e) above are not satisfied, the enforcement agency shall issue a written statement denying the applicant's request within thirty (30) calendar days of receipt of the written application. The decision by the enforcement agency to waive fees shall be final.

NOTE: Authority cited: Sections 18300, 18502.5 and 50402, Health and Safety Code; and Section 11009.5, Government Code. Reference: Sections 18502, 18502.5, 18504 and 18506, Health and Safety Code; and Section 11009.5, Government Code.

## **§ 2002. Definitions.**

(e) -E-

- (1) Economic Hardship. The inability to pay living or business expenses as defined in Government Code Section 11009.5.
- (2) Electrical Service, Park. The conductors and equipment for delivering electrical energy from the electrical supply system or the generator of an isolated plant, to the electrical wiring system of the park.
- (3) Electrical System, Park-Primary. That part of the electrical wiring system of the park distributing electrical energy to the park's secondary electrical system.
- (4) Electrical System, Park-Secondary. That part of the electrical wiring system of the park distributing electrical energy at a nominal 120 or 120/240 volts, single phase.
- (5) Electrical Wiring System, Park. All of the electrical equipment, appurtenances and related electrical installations outside of permanent buildings, units, and accessory buildings or structures within a park.
- (6) Emergency. An occurrence constituting a current or imminent serious risk to life, health, safety, or property requiring immediate correction.
- (7) Energize. The act of applying electrical energy, or gas or water pressure.
- (8) Enforcement Agency. The Department of Housing and Community Development, or any city, county, or city and county that has assumed responsibility for the enforcement of this chapter and chapter 2 pursuant to sections 18300 and 18865 of the Health and Safety Code.

(9) Engineer. A person registered with the State of California as a professional engineer qualified to practice engineering in this state. For purposes of this chapter, an engineer designing or approving plans shall have skill, knowledge, and expertise in that scope of practice.

(10) Equipment. All materials, appliances, devices, fixtures, fittings, or accessories used in the structural, fire safety, plumbing, mechanical, and electrical systems of units, buildings, structures, infrastructures and systems subject to this chapter.

(s) -S-

(1) Sanitation Station, Recreational Vehicle. A plumbing receptor designed to receive the discharge of sewage holding tanks of self-contained recreational vehicles and which is equipped with a water hose connection for washing the receptor.

(2) Sewage Drain Lateral. That portion of the park drainage system that extends to an individual lot drain inlet.

(3) Sewage Drainage System. All the piping within or attached to the unit or accessory building or structure that conveys sewage or other liquid wastes to the drain outlet.

(4) Sewer, Park. That part of the park sewage drainage system beginning at the lot drain inlet or from a point two (2) feet downstream from a permanent building drain connection and terminating at the public sewer or private sewer disposal system.

(5) Shall. "Shall" means required and includes "must" and "will".

(6) Signed. When required by this chapter to verify a permit, plans, or other document, means use of an original or "wet" stamp or signature, or both, of the architect, engineer, or other person verifying the plan, permit, or other document. When such verification is not required by this chapter, an enforcement agency shall not require an original or "wet" stamp or signature, or both.

(7) Skirting. Material used to enclose or partially enclose the area under a unit or accessory building or structure.

(8) Standard Plan Approval (SPA). A plan approved by the department for an accessory building or structure, an engineered tiedown system, or a commercial modular foundation system to be installed or constructed on a repetitive basis, for the purpose of obtaining a construction permit through an enforcement agency.

(9) Stairway. A step or any configuration of steps or risers where the run (length) of an individual tread or step does not exceed thirty (30) inches, and which is designed to enable passage from one elevation to another.

(10) State of Emergency. An emergency as defined in Government Code Section 11009.5.

(11) Steel Pier. A steel support that incorporates into its structure an adjustable means of raising and leveling the unit or accessory building or structure that the pier supports.

(12) Storage Building. An accessory building that may exceed ten (10) feet in height or one hundred twenty (120) square feet of gross floor area located on a lot, designed and used solely for storage of the personal equipment and possessions of the unit's occupants. The construction of a storage building shall comply with the California Building Standards Code, and a permit to construct is required from the enforcement agency.

(13) Storage Cabinet. An accessory structure, not exceeding ten (10) feet in height or one hundred twenty (120) square feet of gross floor area, located on a lot, designed

solely for the use and storage of the personal equipment and possessions of the unit's occupants.

(14) Support. The entire pier and footing assembly, used to transfer the loads of a unit, accessory building or structure, or building component to the ground.

(15) Support System. A system of supports, which sustains the vertical loads of a unit, accessory building or structure, or building component. A support system does not include a foundation system.

(16) Surcharge, Surcharge Load. A surcharge is a vertical load imposed on retained soil that may impose a lateral force in addition to the lateral earth pressure of the retained soil.

NOTE: Authority cited: Sections 18865, 18865.05, 18865.3 and 18873, Health and Safety Code. Reference: Section 11009.5, Government Code; and Sections 18007, 18008, 18008.5, 18008.7, 18009.3, 18010, 18013.4, 18861, 18862, 18862.15, 18862.33, 18862.35, 18865.3, 18866.3, 18866.4, 18867, 18868, 18870.14, 18871.4, 18872, 18872.2, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5 and 18909, Health and Safety Code.

### **§ 2009. Permit to Operate—Penalty Fees.**

(a) Permits to operate shall have the following penalty fees applied as applicable:

(1) When an application is submitted thirty (30) or more days late, the permit to operate fees shall be increased an amount equal to ten (10) percent of the established fee.

(2) When an application is submitted sixty (60) or more days late, the permit to operate fees shall be increased an amount equal to one hundred (100) percent of the established fee.

(3) Any park operating without a permit to operate shall pay double the established fees and those fees shall be due upon demand of the enforcement agency.

(b) The postmark shall be used to determine the submittal date for imposing annual permit to operate penalty fees prescribed by Health and Safety Code section 18870.7 and this section.

(c) Permit to operate penalty fees may be waived by the enforcement agency when a State of Emergency, as defined in this chapter, is declared and a park owner or operator experiences an economic hardship, as defined in this chapter, due to the State of Emergency.

(d) The park owner or operator applying for a permit to operate penalty fee waiver shall submit to the enforcement agency all of the following:

(1) A written application within one (1) year of the date the State of Emergency was declared. The written application shall include all of the following:

(A) The applicant's name, address, phone number, and email (if applicable); and

(B) A statement explaining how the State of Emergency has caused an economic hardship that prevents the applicant from paying the annual permit to operate renewal fees by the statutory due date and include details as to why the penalty fee waiver should be approved.

(2) Documentation supporting and confirming the applicant's statement of economic hardship required in section (d)(1)(B), above. Such supporting documentation may

include, but is not limited to, tenant rent logs and accountings of rent not collected during the State of Emergency.

(e) Upon receipt of the written application for penalty fee waiver, the enforcement agency shall do all the following:

(1) Confirm the date the State of Emergency was declared.

(2) Confirm the applicant's annual permit to operate renewal fee due date and amount of fees owed.

(3) Confirm the applicant's request for penalty fee waiver is within one (1) year of the declared State of Emergency.

(4) Review the applicant's statements and supporting documents to confirm the following:

(A) The conditions of the State of Emergency have in fact imposed an economic hardship on the applicant:

(B) Confirm that the State of Emergency has impacted the park residents and tenants' ability to pay rent and the applicant's ability to evict park residents and tenants who do not pay rent.

(f) Upon completion of the review of the written application and the supporting information and documents, if the requirements of subsections (d) and (e) above are satisfied, the enforcement agency shall issue a written statement approving the applicant's request within thirty (30) calendar days of receipt of the written application. If the requirements of subsections (d) and (e) above are not satisfied, the enforcement agency shall issue a written statement denying the applicant's request within thirty (30) calendar days of receipt of the written application. The decision by the enforcement agency to waive fees shall be final.

NOTE: Authority cited: Sections 18865, 18870.3, 50402 and 50406(n), Health and Safety Code; and Section 11009.5, Government Code. Reference: Sections 18870.4, 18870.5 and 18870.7, Health and Safety Code; and Section 11009.5, Government Code.