

## **GSMOL Bills Passed in 2022!**

By Carol Brinkman, GSMOL Secretary, cbrinkman12@cox.net: 949-463-5550

One significant way your \$25 annual GSMOL membership fee provides ongoing protection for mobile home residents is through passage of bills sponsored by GSMOL every legislative session. The requirement for manager training and certification has long been needed and is finally law - despite fierce resistance of park owners.

SB 869: Manager Training Bill (Leyva) (Co-sponsored Dodd) would require any person who is responsible for managing a mobile home park to be trained and certified. They must complete 18 hours of online training with an end of year exam. The training shall include knowledge of the MRL, Mobile home Residency Law; Title 25 (California Health & Safety codes); Rights and responsibilities of homeowners and management; Emergency procedures; Communications with homeowners; Mobile home titles and registration; applicable vehicle code provisions. Training will also include the most prevalent complaints of the prior year. SB 869 also requires a process for background checks. A certificate of Completion would be issued which must be posted visibly and be available for inspection in the park. If the mobile home park management is out of compliance with these requirements, then HCD (Dept. of Housing and Community Development) would have the authority to suspend the management's permit to operate.

SB 940: 1990 Rule Bill (Laird) allows local Mobile home Rent Ordinances to govern after 15 years from the time the mobile home space or park was created after the year 1990. This 'rolling' 15-year period gives park owners time to recoup their initial capital investment from creating the space or park. The MRL currently prohibits local rent stabilization ordinances from governing homes/spaces built after 1990 (which was 32 years ago, an excessive 32 year "recoup period").

AB 2031 Meeting with Management (Lee & Randy Voepel) would allow representatives of residents to also attend a meeting between residents and park management for the purpose of resolving problems, as it was intended by Civil Code 798.53. The bill would ensure residents can bring their representatives, such as an attorney, mobile home advocate, and translator to the meeting. The bill also updates the types of matters to be resolved in such meetings.