

# New Laws That Can Impact Your Park in 2020



December 5, 2019

11:00 a.m. – 11:30 a.m.

**Webinar Presented by:**

Bill Dahlin & Robert Williamson

Hart | King

# Who are Bill & Robert ?



**Bill Dahlin** has been practicing law and helping manufactured housing community owners and managers since 1988. He has been trial counsel in multiple cases involving the protection of property rights, including disputes over rent control, mobilehome park closures, subdivisions, park sales and purchases, ground lease disputes, failure to maintain and other land use issues. Bill understands the needs and goals of park owners. Rent control, utility issues and residency concerns are the primary essence of Bill's practice.



**Robert Williamson** is a litigation partner with wide-ranging experience representing owners in state and federal courts and before governmental regulatory agencies. He has represented mobilehome park/manufactured housing community owners against mass failure to maintain actions and handles all forms of discriminatory housing claims. Robert has assisted community owners in multiple rent control cases, as well as land use issues such as entitlements, subdivisions and closures.

# SB 274 – Mobilehome Parks: Tenancies

Status: 10/3/19 Signed Into Law

- This bill allows homeowners to have up to three companions in a calendar year; requires management to offer substantially similar lease terms to homeowners returning to a community if rebuilt after a disaster but does allow Park management to adjust the terms of the previous rental agreement to reflect costs and expenses that were incurred to rebuild the park – including demolition, reconstruction, and environmental remediation, as well as, taxes and interests – from time of the disaster until management received a final certificate of occupancy for all spaces in the Park.

# AB 3066 – Mobilehome Residency Law Protection Act.

- Beginning July 1, 2020, any homeowner who has a tenancy in a Mobilehome Park (MP) under a rental agreement may submit a complaint for an alleged violation of the MRL to the Department of Housing and Community Development (Department). The Department will provide assistance to help resolve and coordinate resolution of such complaints.
- Upon receiving a complaint from a homeowner, the Department will send a letter confirming receipt and provide reference to the MRL sections that may pertain to the complaint. The letter will also communicate whether the complaint will be referred to another, more appropriate, enforcement agency should the Department not have jurisdiction.

# SB 508 – Residential Property Insurance

Status: 7/30/19 Signed Into Law

- This bill clarifies that an insurer must provide copies of the Residential Property Insurance Disclosure and the California Residency Property Insurance Bill of Rights when it issues mobilehome residency property insurance policies.



# AB 173 – Mobilehome Payments: Nonpayment or Late Payments

Status: 10/3/19 Signed Into Law

- This bill extends, by one year, a tax abatement program, the “Register Your Mobilehome”, for mobilehome owners who cannot transfer title into their names due to delinquent taxes and fees that may have been incurred by prior owners. This bill prevents owners of mobilehomes that were obtained through a warehouseman’s lien on or after January 1, 2017, from utilizing the tax abatement program.



# Questions?



# *Thank you!*

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