

# HART | KING



## Distribution of the 2021 Mobilehome Residency Law (MRL)

Civil Code § 798.15(c) (part of the MRL) provides that management shall do one of the following prior to February 1 of each year, if a significant change was made in the chapter by legislation enacted in the prior year: Provide all homeowners with a copy of this chapter; OR Provide written notice to all homeowners that there has been a change to this chapter and that they may obtain one copy of this chapter from management at no charge. Management must provide a copy within a reasonable time of any request, not to exceed seven days after request. The MRL significantly changed effective 2021. Thus, the obligation set forth in section 798.15(c) applies for 2021.

### **Notice of Rights and Responsibilities**

Civil Code § 798.15(i) also requires a notice of the Rights & Responsibilities disclosure form be included with any new rental agreement in a manufactured housing community and be provided to all homeowners prior to February 1 of each year. The form lists the “top ten” key rights and responsibilities of residents under the MRL and other code sections.

### **Distribute CARE Information**

Civil Code § 798.43.1 requires management of a master-meter mobilehome park to give written notice to homeowners and residents on or before February 1 of each year in their utility billing statements about potential assistance to low-income persons for utility costs

available under the California Alternate Rates for Energy (CARE) program. The notice must:

- A.** Disclose that CARE offers a discount on monthly gas or electric bills for qualifying low-income residents; and
- B.** Include the phone number of the serving utility which provides the CARE information and applications.
- C.** Parks must also post the notice in a conspicuous place in the clubhouse, or if there is no clubhouse, in a conspicuous public place in the park.

For any questions related to the MRL or the documents that need to be served to Park residents before February 1, please contact one of the Hart King attorneys below.

***Experience matters. We can help.***

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***The Collective Experience of our MHPG Attorneys Exceeds 100 years.***

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**Hart King** represents publicly held corporations, mid-sized businesses and entrepreneurs in all state and federal courts within California. The firm offers a wide range of civil litigation and transactional services in the areas of business, commercial real estate, employment, manufactured housing, professional design & construction, and trust and estate matters.

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