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April 24, 2012

Board of Supervisors
800 S. Victoria Avenue
Ventura, CA 93009

SUBJECT: Adoption of a Position of Support for AB 1938

RECOMMENDATION:
Adopt a position of Support for AB 1938 and convey our support to our State legislative delegation

DISCUSSION:
AB 1938 by Assemblymember Das Williams makes several important revisions and additions to State Mobilehome Residency law. These revisions and additions serve to protect mobilehome park residents, typically senior citizens, from unfair charges and unscrupulous practices by park owners.

AB 1938 would make the following changes to Mobilehome Residency law:

1) Requires a clear, one-page summary of any charges that would be added to monthly rent for a mobilehome space. Currently, incoming purchasers of existing mobilehomes must be informed by the park owner of the amount they will be charged for space rent. However, other charges such as utilities may not be adequately disclosed.
2) Starts the 72-hour lease rescission period from the date residents receive an executed lease. Currently, residents may not receive adequate written notice of the beginning of the 72-hour "cooling off" period in which they may rescind a long-term lease.
3) Prohibits lease provisions that allow park owners to pass through unlimited amounts for uninsured losses. Park residents should not be responsible for underinsured park owners.
4) Prohibits mandatory arbitration clauses in leases. Any arbitration clause must be by separate mutual agreement.

Please join me in supporting this important bill to protect vulnerable residents of mobilehome parks.

Cordially,

Steve Bennett
Supervisor, First District

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