Abandoned homeowner property	
60-day limit for homeowner to claim their home Civ. 798.36(b)(3)	17
Auction or sale: funds received Civ. 798.36(b)(4)	17
Definition Civ. 798.61(a)	33
Homeowner liability for storage costs Civ. 798.36(b)(2)	17
Management disposal Civ. 798.36(b)(4)	17
Management right of entry Civ. 798.26(b), 799.2.5(b)	13, 51
Notice of abandonment Civ. 798.61(b)	33
Procedures Civ. 798.61	33-34
Sale of abandoned home Civ. 798.61(e-h)	33-34
Written notification Civ. 798.36(b)(3)	17
Cable TV	
Fee for actual service, per 60 day notice by park Civ. 798.32(a)	15, 96
"Not an essential utility"	96
Satellite dish: park rules	96-97
Caregiver living with homeowners	
Complying with park rules and regulations Civ. 798.34(c)	16
Eviction after homeowner dies	107
Guest of homeowner	107
Minimum allowable age Civ. 798.34(c)	16, 107
No fee for live-in caregiver Civ. 798.34(c)	16
Right of tenancy: conditions Civ. 798.34(c)	16, 107
Senior-only park: allowances and restrictions Civ. 798.34, 799.9	16, 53
Code violations	
14-day written notice of space violations	
Cost liability of homeowner Civ. 798.36(a)	17
Homeowner to clean-up, etc. Civ. 798.36(a)	17, 108
Management removal of homeowner property Civ. 798.36(b)(4)	17-18
Statement of conditions and cost estimate Civ. 798.36(a)	17
CalHome (financial assistance)	111
Failure to maintain	108
Financial assistance	111
Inspections	
Citations	108
Homeowner responsibility: exterior of home and lot	108
Park grounds, common areas, utility infrastructure	108
Permit required before remodel Civ. 798.15(i)(10)	6, 110-111
Pre-existing code violations: new owner is responsible	110
Reasonable response time Civ. 798.15(d)	4
Transfer Disclosure Statement Civ. 1102.6d	59, 110, 117
Common area facilities	
Clubhouse: use by homeowners for meetings, etc. Civ. 798.15(i)(7), 798.51(a-d)	5, 25, 105
Fees or deposits: conditions and exceptions <i>Civ.</i> 798.15(i)(7), 798.51(b)	5, 25, 91
Posting of hours open/available Civ. 798.24	11, 105
Reduction of amenities	109

Definitions	
Abandoned homeowner property Civ. 798.61(a)	33
Homeowner Civ. 798.9	2
Resident Civ. 798.11	3
Tenancy Civ. 798.12	3
Disabled homeowners' accommodations	
Installation Civ. 798.29.6	14
Permit requirement Civ. 798.29.6	14
Pets	105-106
Ramps allowed with proper permits	104-105
Removal upon sale Civ. 798.29.6	14
Disputes	
Attorneys' fees and costs Civ. 798.85	47
Mandated arbitration prohibited Civ. 798.25.5	12
Emergency Preparedness Plan	
Procedures H&S 18603	77-78
Public posting of park emergency plan H&S 18603(c)	78
Frietlan	
Z day written notice of violation of park rule or regulation of a 200 50(4)	28, 99
7-day written notice of violation of park rule or regulation <i>Civ.</i> 798.56(d) 60-day notice <i>Civ.</i> 798.55(b)(1)	28, 99 27, 99
Abandoned home	21, 99
30-day posting on mobilehome Civ. 798.61(b)	33
Definition Civ. 798.61(a)	33
Judicial declaration; notice to registered owner Civ. 798.61(c)	33
Sale of mobilehome and its contents Civ. 798.61(f)	34
Within 10 days of judgment of abandonment	
Rights/liabilities of person having right to possession <i>Civ. 798.61(e)(3)</i>	34
Rights of management Civ. 798.61(f)	34
Bankruptcy of homeowner: liabilities Civ. 798.56a(d)	31
Condemnation of park Civ. 798.56(f)	29
Change of use of park Civ. 798.56(g)	29-30
12-months' notice if no local govt. permit required Civ. 798.56(g)(2)	30, 101
15-day written notice by management of public appearance Civ. 798.56(g)(1)	30
Notice to prospective tenants Civ. 798.56(g)(3)	30
Failure of homeowner or resident to respond to written notice Civ. 798.56(a)	27
Failure of homeowner to comply with law upon notice Civ. 798.56(d)	28
Failure of homeowner to pay rent, utility charges, etc. Civ. 798.56(e)(1)	28, 99
Homeowner's unpaid rent, etc., due upon sale of home Civ. 798.55(b)(2)	27
Late rent: 3-day written notice Civ. 798.55(b)(2)	27, 99
Management's warehouse lien Civ. 798.56a(e)	31-32
No written notice required after a certain time <i>Civ.</i> 798.56(<i>d</i>); 798.56(<i>e</i>)(5)	28-29
Not allowed in order to make space available for other home Civ. 798.58	32
Obligation of legal owner of home upon eviction; notice <i>Civ.</i> 798.56(e)(6)	29
Occupant with no rental agreement and is not homeowner <i>Civ.</i> 798.75(c)	40
Park management right to terminate a tenancy Civ. 798.88	48

	30-32
Process of liens, foreclosures Civ. 798.56a	28
Prostitution or drugs in the park resulting in conviction Civ. 798.56(c)(1)	
Residents who are not homeowners	100
Eviction: 30-day notice	100
Landlord Tenant Law	31
Sale of mobilehome by legal owner upon eviction Civ. 798.56a(b)	27-28
Substantial annoyance to other homeowners or residents Civ. 798.56(b)	28, 99
"Three-strikes": third time rent paid late can result in eviction Civ. 798.56(e)	28, 99
60-day notice to vacate the park Civ. 798.56(e)	28
After third time rent paid late, no written notice required Civ. 798.56(e)(1)	29
Default cure may be allowed; restrictions <i>Civ. 798.56(e)(4-6)</i>	
Termination of tenancy	30-32
Proceedings: park reimbursement for costs Civ. 798.56a	5
Resident's rights Civ. 798.15(i)(3)	99
Unlawful detainer	27-30, 99
Violation of park rules and regulations Civ. 798.56	
Family living with homeowner	
Caregiver	107-108
Definition of "immediate family" Civ. 798.35	16
Fees	
60-day written notice Civ. 798.32(a)	15, 98
Entry, hook up, etc., - no fee charged Civ. 798.37	18
Immediate family: no extra fees charged Civ. 798.35	16
Increase: notice requirement	91
Pass-through of park-owed penalties or money damages prohibited <i>Civ.</i> 798.39.5 Pets	20-21
Fee may be charged for special park pet facilities Civ. 798.33	15
No fee for homeowner keeping a pet Civ. 798.33	15
Rent control ordinance may regulate fees	91
Rental agreement: list of fees Civ. 798.15(g)	4, 91
Penalty fee on late rent payment	93-94
Separate listing of each fee Civ. 798.32(b)	15, 91, 96
Services actually rendered Civ. 798.32(a)	15
Services actually rendered that are not listed on lease <i>Civ.</i> 798.32	15, 91
When homeowner fails to maintain their space <i>Civ.</i> 798.15(g)	4
Guests	
20 consecutive days or total of 30 days in calendar year Civ. 798.34(a)	16
Caregiver: over 18 years of age Civ. 798.34(c)	16, 107-108
Complying with park rules and regulations <i>Civ.</i> 798.15(i)(5), 798.34(b)	5, 16
Limit on duration of stay Civ. 798.34(a)	16
No fee for guest who stays limited time <i>Civ.</i> 798.34(a)	16
Registering with management Civ. 798.34(a)	16

Heirs	
Caregivers	107-108
Rights, restrictions on tenancy or sale of mobilehome Civ. 798.78	43-44, 116
Right of legal owner to list mobilehome for sale Civ. 798.78, 798.81	43-44, 45, 116
Management's right to require removal of mobilehome Civ. 798.78(b)	43-44
No guarantee of park tenancy/right to apply Civ. 798.78(d)	44, 116
Homeowner meetings	
Right to peaceful assembly Civ. 798.15(i)(7), 798.51(a)	5, 25
Reasonable hours and manner Civ. 798.15(i)(7), 798.51(a)	5, 25
Use of clubhouse or common facility	
No cleaning deposit if meeting is open to all homeowners Civ. 798.15(i)(7), 798.51(b)) 5, 25
No liability insurance, unless alcohol is served Civ. 798.15(i)(7), 798.51(c)	5, 25
Restrictions agreed to on rental agreement Civ. 798.51(c)	25
Public officials, political candidates, homeowners groups Civ. 798.15(i)(7), 798.51(a)(2-3)	5, 25
Distribution of petitions: rights, restrictions Civ. 798.51(a)(3)	25
With management Civ. 798.53	26
Inspections	100
Citations	108
Homeowner responsibility: exterior of home and lot	108
Park grounds, common areas, utility infrastructure	108
Manager entry into mobilehomes or onto lots <i>Civ.</i> 798.15(i)(9), 798.26	6, 13
For maintenance of trees, etc. <i>Civ.</i> 798.15(i)(9), 798.26(a)	6, 13, 109
In case of emergency or abandonment of home by owner <i>Civ. 798.26(b)</i>	13, 114
Prohibited if not agreed to by homeowner <i>Civ.</i> 798.15(i)(9), 798.26(a)	6, 13
Leases	
12 months or less Civ. 798.17-798.18	6-8, 97-98
12 months or longer Civ. 798.17-798.18	6-8, 91, 97-98
30 days for homeowner to accept or reject Civ. 798.17(b), (f)	7, 97-98
Description of park physical improvements to be provided <i>Civ.</i> 798.15	4
Extend or renew Civ. 798.17	6-8, 97-98
Foreign language leases	98
Length of agreement Civ. 798.17	6-8, 89
List of park services and fees Civ. 798.15(f-g)	4, 97-98
Month-to-month <i>Civ. 798.17-798.18</i>	6-8, 97-98
Opt out of long term rental agreement Civ. 798.17-798.18	6-8, 97-98
Renewal or extension: prohibitions <i>Civ. 798.18</i>	8, 97-98
Rent control: exemption Civ. 798.17(a)	6-7
Return of signed copy to homeowner within 15 days Civ. 798.16(b)	6
Right to inspect <i>Civ.</i> 798.17(b)	7, 97-98
Rules and regulations included in rental agreement Civ. 798.15(b)	4
Terms and conditions Civ. 798.15	4
Comparable monthly terms Civ. 798.18	8, 97-98
Waiver of MRL rights of homeowner prohibited Civ. 798.15(i)(2), 798.19, 798.77	5, 8, 43
	, , -

Liens on mobilehomes Management: prohibitions and allowances <i>Civ. 798.38</i>	19
Lot lines Older parks Permits required before lines can be moved	109 109
Maintenance Driveways Liability of park if park-installed <i>Civ.</i> 798.37.5(<i>c</i>) Liability of homeowner if homeowner-installed <i>Civ.</i> 798.37.5(<i>c</i>) Management entry onto homeowner's lot <i>Civ.</i> 798.15(<i>i</i>)(9), 798.26(a) Not applicable to leases in effect prior to 1/1/2001 <i>Civ.</i> 798.37.5(<i>e</i>) Failure to maintain Park owner violations Public nuisance and abatement <i>Civ.</i> 798.87 Inspections	18-19, 109-110 18-19, 109-110 6, 13, 114 19 108 47-48
Citations Homeowner responsibility: exterior of home and lot Park grounds, common areas, utility infrastructure Manager entry into mobilehomes or onto lots <i>Civ.</i> 798.15(i)(9),798.26 For maintenance of trees, etc. <i>Civ.</i> 798.15(i)(9), 798.26(a) In case of emergency or abandonment of home by owner <i>Civ.</i> 798.26(b) Prohibited if not agreed to by homeowner <i>Civ.</i> 798.15(i)(9), 798.26(a) Reasonable response time <i>Civ.</i> 798.15(d)	108 108 108 6, 13 6, 13, 109 13, 114 6, 13 4
 Space maintenance 14-day written notice of violations <i>Civ.</i> 798.15(g) Cost liability of homeowner <i>Civ.</i> 798.36(b)(2) Homeowner to clean-up, etc. <i>Civ.</i> 798.15(g), 798.36(a) Management removal of homeowner property <i>Civ.</i> 798.36 Statement of specific conditions and cost estimate <i>Civ.</i> 798.15(g), 798.36(a) Trees Common areas: management responsible <i>Civ.</i> 798.15(d), 798.37.5(b) No tree planting without prior written permission from manager <i>Civ.</i> 798.37.5(d) Not applicable to leases in effect prior to 1/1/2001 <i>Civ.</i> 798.37.5(e) Responsibility of management in case of health hazard <i>Civ.</i> 798.37.5(a) Dispute: inspection to determine who is liable <i>Civ.</i> 798.37.5(d) 	4 17 4, 17, 108 17-18 14, 17-18, 108 15 4, 18, 109-110 19 19, 109-110 18, 109 18, 109 19
Mobilehome Residency LawAnnual update to residents by managementCiv. 798.15(c)Delivery of noticeCiv. 798.14(b)EnforcementNotice: annual Permit to OperateH&S 18506Residents' rights: noticeCiv. 798.15(i)Protections: homeowners and residentsCiv. 798.15(i)Waiver of rights prohibitedCiv. 798.15(i)(2), 798.19, 798.77	4 3 114 76-77 4-6 4-6, 102 5, 8, 43

Ombudsman	
Public posting of notice Civ. 798.29	14
State Department of Housing and Community Development Civ. 798.29	14
Park closure or conversion	444.40
1-year written notice of termination when no local permits are required	111-12
6-month notice of closure when local permits are required	101
15-day advance written notice by management of public appearance	101
Change of use: definition Civ. 798.10 Local conversion ordinance	3
	101
Public impact report	101
Relocation costs: determined by the local jurisdiction	101
Park employees	
Exemptions from park rules and regulations Civ. 798.23(b)	10
Subject to park rules and regulations Civ. 798.23(a)	10
Derik menenan	
Park manager	77 70 444
Availability H&S 18603	77-78, 114
Entry into mobilehomes or onto lots <i>Civ. 798.15(i)(9), 798.26</i>	6, 13
For maintenance of trees, etc. <i>Civ.</i> 798.15(i)(9), 798.26(a)	6, 13, 114-115
In case of emergency or abandonment of home by owner <i>Civ.</i> 798.26(b)	13, 114
Prohibited if not agreed to by homeowner <i>Civ.</i> 798.15(i)(9), 798.26(a)	6, 13 6, 12, 51
Resident's right of "quiet enjoyment" of tenancy <i>Civ.</i> 798.15(<i>i</i>)(9), 798.26(<i>a</i>); 799.2.5	6, 13, 51
Right of park management to terminate a tenancy Civ. 798.88	48
Park owner	
Disclosure of name, etc. Civ. 798.28	13, 114
Park permit	00
Park permit to operate suspended: collection of rent	93
Zoning or use permit: notifying homeowners	10
Notification Civ. 798.27	13
Renewal or expiration Civ. 798.27(a)(1)	13
Pets	
Definition; agreement between management and homeowner Civ. 798.33	15
Disabled homeowners: right to have an assistive animal	104-105
Fees for special park pet facilities Civ. 798.33	15
"No pet" rule	105-106
Right of homeowner to keep a pet Civ. 798.33	15, 105-106
Subject to park rules and regulations Civ. 798.33	15, 105-106
Political campaigning	
Rights and restrictions Civ. 798.15(i)(7), 798.51	5, 25-26, 105
Signs, posters, etc. Civ. 798.51(e), 799.10	26, 53-54

Property taxes	
Accessory structures	94
Homes manufactured after July 1980	94
Mobilehome property tax separate from park property tax	94
Public polling place	
Only if authorized by elections official <i>Elect.</i> 12285	78
Rental agreement shall not prohibit Elect. 12285	78
Recreational vehicle park	
72-hour notice to vacate Civ. 799.43; 799.55–799.58	83-84
Delivery of notice Civ. 799.55	83-84
Removal of RV from park Civ. 799.55-799.59	83-85
Eviction for non-payment of rent	
3-day written notice after 5-day grace period Civ. 799.65	85
Management's right to terminate or refuse renewal of occupancy Civ. 799.70	86
Reasons for termination of tenancy by management Civ. 799.70	86
Rental agreement for occupancy more than 30 days: restrictions <i>Civ. 799.45</i>	83
Right of management to place lien on defaulting/abandoned RVs Civ. 799.75	87
Right of occupant to receive copy of park rules upon registration <i>Civ.</i> 799.44	83
Right of parties in legal actions and proceedings <i>Civ. 799.78-799.79</i>	87
Recreational vehicles	
Park model is an RV	115-116
Removal from park upon sale	115
Restrictions in mobilehome parks Civ. 798.22	10
RVs on mobilehome spaces	107
Signage indicating limited occupancy rights in mobilehome parks Civ. 799.46	83
Remodels (Improvements, Alternations)	
Park rules and regulations Civ. 798.15(i)(10)	6
Permits required	111
Repairs to home for sale that will remain in park <i>Civ. 798.15(i)(8), 798.73.5</i>	5, 37-38,115
Rent	
90-day written notice of increase Civ. 798.15(i)(1), 798.30	5, 15, 91-92
Back rent charged due to miscalculation: conditions	92
Court ordered fines on parks cannot be passed through on rent Civ. 798.38	19
Disclosure of rent to prospective homeowner Civ. 798.74.5	39-40, 97
Failure to pay rent: 3-day notice to pay, or leave <i>Civ. 798.56(e)</i>	28-29, 99
Fee penalty on late rent payment	93-94
Increases: State of California does not regulate	91
Notice of rent increase Civ. 798.15(i)(1), 798.30	5, 15, 91
Park permit to operate suspended: collection of rent	93
Property taxes	94-95
Utilities cut off or interrupted: homeowner cannot adjust rent	93

Rent assistance	
Section 8 rent voucher program	95
Landlord not required to accept rent vouchers	95
	55
Rent Control	
Base rent after lease has expired Civ. 798.17(c); 798.18(b)	7, 8, 91
Exemptions Civ. 798.17(a)(1)	6, 91, 97-98
Long term leases Civ. 798.17	6, 91, 97-98
When mobilehome is not principal residence <i>Civ.</i> 798.21, 798.74.5(a)	9, 39-40
Local ordinance Civ. 798.17(a), (e)	6-7, 91
No recompensatory fees on rent controlled spaces Civ. 798.17(e)	7
Separate fees for local jurisdiction fees, assessments, etc. Civ. 798.49	24-25
State of California does not regulate	91
Rental (Lease) agreement	
12 months or less Civ. 798.17-798.18	6-8, 97-98
12 months or longer Civ. 798.17-798.18	6-8, 91, 97-98
30 days for homeowner to accept or reject Civ. 798.17(b), (f)	7, 97-98
Annual notice of rights and responsibilities Civ. 798.15(i)	4-6
Description of park physical improvements to be provided Civ. 798.15	4
Extend or renew Civ. 798.17	6-8, 97-98
Foreign language leases	98
Length of agreement Civ. 798.17-798.18	6-8, 91, 97-98
List of park services and fees Civ. 798.15	4-6, 91
Month-to-month Civ. 798.17-798.18	6-8, 97-98
Opt out of long term rental agreement Civ. 798.17-798.18	6-8, 97-98
Renewal or extension: prohibitions Civ. 798.18	8, 97-98
Rent control: exemption Civ. 798.17(a)	6-7, 91, 97
Return of signed copy to homeowner within 15 days Civ. 798.16(b)	6
Right to inspect Civ. 798.17(b)	7, 97-98
Rules and regulations Civ. 798.15(b)	4
Terms and conditions Civ. 798.15	4-6
Comparable monthly terms Civ. 798.18	8, 97-98
Waiver of MRL rights of homeowner prohibited Civ. 798.15(i)(2), 798.19, 798.77	5, 8, 43
Backhard anna haad	
Resident-owned park	50.54
Advertising of home for sale: conditions Civ. 799.1.5	50-51
Condo conversion	111-112
Conversion	444 440
Financial assistance	111-112
Homeowners who prefer to continue to rent, not buy	111-112
Mobilehome Park Resident Ownership Program (MPROP)	112
Subdivision Map Act	112
Davis-Stirling Act	112-113
Disabled homeowner's rights	- 4
Installation of ramps, handrails, etc. <i>Civ.</i> 799.11	54
Removal of ramps, handrails, etc., upon sale: right of park owners <i>Civ.</i> 799.11	54
Governing laws	112-113
Homeowner not required to remove mobilehome upon sale Civ. 799.3	51

Listing of home for sale: rights of homeowner <i>Civ. 799.2</i>	51
Live-in caregivers No fee for live-in caregiver <i>Civ. 799.9(b)</i>	53
No rights of tenancy <i>Civ.</i> 799.9(b)	53
Restrictions, allowances in senior-only parks Civ. 799.9(b)	53
Ownership/management approval of prospective buyer	00
Rights, restrictions <i>Civ. 799.5</i>	52
Senior-only status park Civ. 799.5	52
Political campaign signs: rights, restrictions Civ. 799.10	53-54
Rights and prohibitions of management to enter onto space Civ. 799.2.5	51
Utility interruption	01
72-hour prior written notice <i>Civ.</i> 799.7	52
Emergency: definition Civ. 799.7	52
	02
Residents who are not homeowners	
Caregiver living with homeowner	16
Complying with park rules and regulations Civ. 798.34(c-d)	16, 107
Eviction after homeowner dies	107
Guest of homeowner	107
Minimum allowable age Civ. 798.34(c-d)	16, 107
No fee for live-in caregiver Civ. 798.34	16
Right of tenancy: conditions Civ. 798.34(c-d)	16, 107
Eviction: 30-day notice	102
Landlord Tenant Law	102
Mobilehome Residency Law protections discussed	102
Rules and regulations	
6-month written notice Civ. 798.25(b)	12, 102
Annual notice of rights and responsibilities Civ. 798.15(i)	4-6
Changes to recreational facilities: notice Civ. 798.25(b)	12, 102
Emergency preparedness plan H&S 18603	77-78
Failure to comply Civ. 798.15(i)(5), 798.56	5, 27
Homeowners' consent not required Civ. 798.25(b), (d)	12, 102
Manager meeting with homeowners on proposed change Civ. 798.25(a)	12, 102
Notice of changes Civ. 798.25	12, 102
60-day written notice Civ. 798.25(b), (d)	12, 102
Occupancy standard	105
Required contents Civ. 798.15	4-6
State law (Mobilehome Residency Law) prevails over park rules	101-102
Void Civ. 798.25.5	12
Violations	
Public nuisance Civ. 798.87	47-48
Temporary restraining order Civ. 798.88(b-c)	48, 49
Sale of mobilehome park	
Dislocation of residents	101
Notice not required Civ. 798.80(b)	44-45
Notice to homeowners association Civ. 798.80	44-45
Park owner not obligated to notify residents Civ. 798.80(b)	44-45

Sale of pre-owned mobilehome

Sale of pre-owned mobilenome	
Approval of buyer by management Civ. 798.15(i)(8), 798.74	5-6, 38, 116
15-days for management to accept or reject buyer Civ. 798.74(a)	38
Fee for credit report: refund or deduction from rent Civ. 798.74(b)	38
Not contingent on manager-agent for sale of home Civ. 798.81	45-46
Qualifications of buyer: tenant financial history Civ. 798.15(i)(8), 798.74	5-6, 38, 116
Rights of park management Civ. 798.15(i)(8), Civ. 798.74	5-6, 38, 116
Caregiver inherits home	107-108
Disclosure of condition of mobilehome	
May not be waived in "as is" sale Civ. 1102.1(a)	57, 117
Natural hazards on residential property	
Reporting obligations of agent or transferor Civ. 1103-1103.2	66-71
Disclosure Statement Form Civ. 1103.2	69-71
Obligations of seller or seller's agent H&S 18025, 18046	76-77,117
Required by all sellers: agents, as well as private party Civ. 1102.1(a)	57, 117
Right of HCD to enforce health and safety H&S 18025(a)	76
Right to rescind offer after delivery of disclosure statement Civ. 1102.3a(c)	59
Transfer Disclosure Form Civ. 1102.6d	60, 117
Transfer fee: notice Civ. 1102.6e	66
Transfers: conditions and restrictions Civ. 1102.1	57-58, 117
Disclosure of rent to prospective homeowner Civ. 798.74.5	39-40
For Sale, Open House, For Rent: posting of signs Civ. 798.70, 799.1.5	34-35, 50-51
Heirs <i>Civ.</i> 798.78	43-44, 116
Homeowner may be required to advise management first Civ. 798.71(a)(2)	35, 117
Homeowner not required to use specific broker or dealer Civ. 798.15(i)(8), 798.71	5-6, 35-36
Homeowner's right to sell in park Civ. 798.15(i)(8), 798.71	5-6, 35-36, 115
Inspections, repairs: homeowner responsible <i>Civ. 798.15(i)(8)</i>	5-6, 115
Management showing or listing for sale: written notice by	,
homeowner required beforehand <i>Civ.</i> 798.71(a)(1)	35
Park owner right of first refusal Civ. 798.19.5	8, 117
Removal after sale: conditions Civ. 798.73.5	37-38
Management discretion in determining condition Civ. 798.73	36-37, 115
Old or in disrepair: specifications <i>Civ.</i> 798.73(d)	36-37, 115
Repairs to home for sale that will remain in park Civ. 798.15(i)(8), 798.73.5	5-6, 37-38, 115
Homeowner's obligation to repair park-owned property <i>Civ.</i> 798.83	46
Management notice to homeowner <i>Civ. 798.73.5(b)</i>	37
Right of homeowner to list home for sale without prohibitions <i>Civ.</i> 798.15(i)(8), 798.81	5-6, 45-46
Selling or transfer fee: prohibitions, restrictions <i>Civ.</i> 798.72	36
Sign on mobilehome Civ. 798.70	34-35
Transfer Disclosure Statement Civ. 1102.6d	60-65, 117
Upon repossession Civ. 798.79	44
	77
Security deposit	
Upon initial occupancy only Civ. 798.39(a)	19, 92
Refund upon written request, with restrictions <i>Civ. 798.39(b-c)</i>	19-20, 92
	.0 20, 02

When park is sold or closes Civ. 798.39(d-e)

20

Senior park	
55 and older; 62 and older	103-104
Conditions, requirements Civ. 798.76, 799.5	43, 52, 103-104
Live-in caregiver Civ. 798.34, 799.9	16, 53
Local zoning	101
Restrictions Civ. 798.76, 799.5	43, 52,103-104
Space maintenance	47
14-day written notice of violations <i>Civ.</i> 798.36(a)	17
Cost liability of homeowner Civ. 798.36(b)(2)	17, 110-111
Homeowner to clean-up, etc. Civ. 798.36(a)	17, 110-111
Management removal of homeowner property Civ. 798.36	17
Manager entry into mobilehomes or onto lots Civ. 798.15(i)(9), 798.26	6, 13, 114-115
For maintenance of trees, etc. <i>Civ.</i> 798.15(<i>i</i>)(9), 798.26(a)	6, 13, 114-115
In case of emergency or abandonment of home by owner <i>Civ. 798.26(b)</i>	13, 115
Prohibited if not agreed to by homeowner <i>Civ.</i> 798.15(i)(9), 798.26(a)	6, 13
Statement of specific conditions and cost estimate Civ. 798.36	1-18
Subleasing	
Homeowner	
Liable for park rent and other charges Civ. 798.23.5(b)(4)	11
May be evicted if sublessee fails to comply with park rules Civ. 798.23.5(b)(3)	11
Rent charged by homeowner <i>Civ. 798.23.5(c)</i>	11
Minimum/maximum terms <i>Civ.</i> 798.23.5(b)(1)	11
Park rules Civ. 798.23.5(b)(3)	11, 106-107
Security deposit <i>Civ. 798.23.5(b)(6)</i>	11
Sublessee	
Complying with park rules and regulations Civ. 798.23.5(b)(3)	11
May be charged a credit screening fee Civ. 798.23.5(b)(2)	11
While homeowner is away on medical treatment <i>Civ. 798.23.5(a)(2)</i>	10, 106-107
	·
Taxes	
Homes manufactured after July 1980	94
Mobilehome property tax separate from park property tax	94
Property tax on accessory structures	94
Vehicle License Fee (VLF)	94
Tenancy	
Quiet enjoyment <i>Civ.</i> 798.15(i)(9), 798.26(a)	6, 13
Renewal of tenancy: rights, prohibitions, exceptions <i>Civ. 798.15(i)(3)</i>	5
Rights of residents: notice <i>Civ.</i> 798.15(i)	4-6, 97-98
Resident's notice of vacating of tenancy: not less than 60 days Civ. 798.15(i)(4), 798.55	
Waiver of MRL rights prohibited $Civ. 798.15(i)(2), 798.19$	5, 8
	5, 6
Towing	
7-day notice Civ. 798.28.5(b)(1)	13-14, 106
Exemption Civ. 798.28.5(b)(1)	14, 106
Parked vehicle: health and safety hazard Civ. 798.28.5(b)(2)	14, 106
Signage at entrances of park Civ. 798.28.5(a)	13-14, 106

Upon homeowner request <i>Civ.</i> 798.28.5(b)(2) Vehicle health and safety hazard <i>Civ.</i> 798.28.5(b)(2) Windshield posting <i>Civ.</i> 798.28.5(b)(1)	14, 106 14, 106 14
Traffic	
15 mph unless otherwise posted Veh 21107.9(d)	79
Local law enforcement agency not required to enforce speed limit Veh 21107.9(e)	79
Signage, markings and traffic devices: management rights Veh 21107.9(a)	78
Utilities	
72-hour written advance notice of interruption of service <i>Civ.</i> 798.42 Cable tv	22
Fee for actual service, per 60-day notice by park Civ. 798.32(a)	15, 96-97
"Not an essential utility"	96-97
Satellite dish: park rules	96-97
California Public Utilities Commission: complaints service	95-96
CARE (Calif. Alternate Rates for Energy Program)	90-90
Public posting of CARE information Civ. 798.43.1(a)	22-23, 95-96
Public Utilities Code §739.1 <i>Civ.</i> 798.43.1(a)	22-23, 95-96
Right of homeowner to obtain necessary information Civ. 798.43.1	22-23, 95-96
Charges separate from rent owed Civ. 798.41	21-22, 96
Common area utility charges billed to homeowner: disclosure Civ. 798.43	22, 96
Cost of utilities separately itemized on monthly billing <i>Civ.</i> 798.41	21-22, 96
Cut-off or interruption: homeowner not allowed to adjust rent	93
Definition of "emergency" interruption of service Civ. 798.42	22
Disputed charges	95-96
Liquefied petroleum gas sales by management Civ. 798.44	23
Not applicable to RV parks Civ. 798.44(c)	23
Restrictions on homeowner installation Civ. 798.44(e)	23
Low income homeowners assistance Civ. 798.43.1	22-23, 95
Public posting of rate schedule Civ. 798.40(a)	21, 95-96
Third-party billing agent: disclosure of name, address, etc. Civ. 798.40(b)	21, 95-96
Water	
Public posting of rates	95-96
Rate, delivery enforcement	95-96
Vehicle License Fee	
In lieu of property taxes, on pre- July 1980 homes	94
Vehicle Removal	
7-day notice Civ. 798.28.5(b)(1)	13-14, 106
Exemption Civ. 798.28.5(b)(1)	14, 106
Health and safety hazard of parked car Civ. 798.28.5(b)(2)	14, 106
Signage at entrances of park Civ. 798.28.5(a)	13-14
Upon homeowner request Civ. 798.28.5(b)(2)	14, 106
Windshield posting Civ. 798.28.5(b)(1)	14
Warranty	
New home defects	118