

Mobilehome Laws/Regulations Summit

Sponsors: The Loftin Firm, P.C.
California Dept. of Housing & Community Development
Carlsbad Chamber of Commerce



Picture courtesy of Lucy Wheeler, SMMRA Photographer

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Members of the mobile/manufacturedhome community came together to learn from Cesar Ponce, HCD Mobilehome Parks Program Manger and Sue Loftin, Esq. The Loftin Firm, P.C. topics effecting both the homeowner and park owner i.e. Mobilehome Park Act...Manufactured Housing Regulations...Who's Responsible for What?...Repairs vs Permit Required...Cabanas vs Awnings...and what makes for a substandard MH Unit... and who to contact.

U.S. Department of Housing and Urban Development (HUD) via the Federal National Mfd. Housing Construction and Safety Standards Act of 1974 are immune to the jurisdiction of local building authorities' rules and since classified a mobilehome as a "Manufactured" home. HCD may authorize a qualified person from the local building or health departments as its Local Enforcement Authority [LEA] to enforce its rules and regulations. *There are no LEA instruction courses, only what is found on the CA HCD's website, thus non-compliance concerns should be addressed directly to either HCD's Northern Area Office in Sacramento 916-255-2501 or Southern Area Office in Riverside, CA 951-782-4420.* It's vital concerns be reported to HCD if LEAs are not fulfilling their responsibilities so HCD can correct the problem.

Another issue discussed was Senate Bill 587, effective January 1, 2017, that relates to those who've bought or taken possession of a Mobilehome/Manufactured home and may not be registered as its owner on record. The are currently eligible to apply for registration or conditional registration with a fee and tax waiver from the Department HCD by calling (800-952-8356) – deadline December 31, 2019.

SMMRA thanks Sue Loftin, Esq., The Loftin Firm, P.C. and California HCD Cesar Ponce for an informative and extremely valuable presentation.

SMMRA invites you to become a member, attend its monthly Board meetings [<http://smmra.org/>], and its upcoming **September General Meeting** to safeguard your Manufacturedhome-ownership rights.

Carol Spizzirri, V.P. Report