



California State  
Association of Counties



Mobile home parks are a key component in California’s affordable housing landscape. Mobilehome parks house hundreds of thousands of Californians. While counties typically have codes enforcement powers over housing, counties have an important but limited role in ensuring health in safety in mobile home parks. In general, residents of mobile home parks own the homes they live in but rent the space, often referred to as a pad, where their home is. In most cases the park owner is responsible for providing and maintain the utility connections these homes require to meet health and safety requirements. There are approximately 6,000 mobile home parks that are located in all 58 counties in the state.

### Who Regulates Mobile Home Parks in California?

The state through the California Department of Housing and Community Development (HCD) HCD enforces the Mobile home Parks Act (Health & Safety Code §18200 et seq.). State regulations (Title 25) regulations govern the construction, maintenance, operation, inspections, and safety of mobile home parks in the state.

### County Role

Although HCD is the default enforcement authority. Counties (and cities) may voluntarily assume responsibility as Local Enforcement Agencies (LEAs) with HCD approval. Being approved for this delegation of authority allows local governments to enforce state, not local , standards and requirements that apply to mobile homes. Even with delegation authority, HCD continues to monitor a local governments performance as an LEA and can remove the delegation authority.

#### What Counties Can Do

While primary authority and regulations governing mobile homes is set by the states, counties can still:

- Respond to emergency health and safety hazards
- Coordinate with HCD on serious violation complaints
- Enforce non-preempted local laws (e.g., emergency response)

#### Key Limitations

Although counties have a role in ensuring mobile home parks provide safe and sanitary conditions for their residents, they are generally limited in their ability to comprehensively enforce these standards due to:

- State law preempting local regulation of park standards
- Statues and regulations limiting county ability to inspect inside individual mobile homes
- Landlord-tenant issues are governed by the Mobilehome Residency Law

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HCD Compliance Status

County	In-Compliance	Exempt	Pending Compliance	Total Parks
ALAMEDA	11	2	48	61
ALPINE			8	8
AMADOR	3		26	29
BUTTE	23	3	98	124
CALAVERAS	4	1	18	23
COLUSA	1		27	28
CONTRA COSTA	15	7	61	83
DEL NORTE	7	2	84	93
EL DORADO	16	5	79	100
FRESNO	16	1	91	108
GLENN	4	1	16	21
HUMBOLDT	19	8	88	115
IMPERIAL	11		74	85
INYO	5	5	52	62
KERN	31	2	213	246
KINGS	5		12	17
LAKE	11	5	126	142
LASSEN	2		35	37
LOS ANGELES	129	18	547	694
MADERA	3		23	26
MARIN	5		10	15
MARIPOSA	1		19	20
MENDOCINO	12	1	87	100
MERCED	7		35	42
MODOC			12	12
MONO	5		37	42
MONTEREY	8	1	84	93
NAPA	16		30	46
NEVADA	6	2	30	38
ORANGE	55	3	177	235
PLACER	16	3	51	70
PLUMAS	9	3	94	106
RIVERSIDE	94	5	277	376
SACRAMENTO	30	1	104	135
SAN BENITO	3		12	15
SAN BERNARDINO	100	6	306	412
SAN DIEGO	118	15	325	458
SAN FRANCISCO			2	2
SAN JOAQUIN	11	3	114	128
SAN LUIS OBISPO	26	2	109	137
SAN MATEO	6		24	30
SANTA BARBARA	16	1	59	76
SANTA CLARA	34	3	89	126
SANTA CRUZ	10	4	83	97
SHASTA	23	4	109	136
SIERRA	1		13	14
SISKIYOU	5	1	74	80
SOLANO	12	1	44	57
SONOMA	25	5	103	133
STANISLAUS	24	2	104	130
SUTTER	8	1	20	29
TEHAMA	9		43	52
TRINITY	3		49	52
TULARE	14	1	84	99
TUOLUMNE	4	2	47	53
VENTURA	22	1	89	112
YOLO	3		45	48
YUBA	4		46	50
<b>Totals</b>	<b>1,061</b>	<b>131</b>	<b>4,766</b>	<b>5,958</b>

The Facts

The data in this chart was retrieved from HCD's Mobile Home Park registry and provides a summary of the number of mobile home parks in each county as well as the park's compliance status with HCD.