

Appendix C
APPLICABLE ONLY TO
MOBILEHOMES LARGER THAN
8' WIDE AND/OR 40' LONG

CALIFORNIA CIVIL CODE PROVISIONS RELATIVE TO MOBILEHOME PARK RESIDENCY

(Effective January 1, 1974)

NOTICE TO ALL TENANTS OF _____

THIS NOTICE IS A PORTION OF THE MOBILEHOME PARK RENTAL AGREEMENT. The State of California adopted Civil Code Section 789.9 effective March 7, 1973 which states: "The Management of a mobilehome park shall provide tenants with the language of Sections 789.5, 789.6, 789.7 and 789.8 in written form either included within the rules and regulations of the park or in the rental agreement".

PURSUANT TO STATE LAW, YOU ARE NOTIFIED THAT EFFECTIVE IMMEDIATELY THE FOLLOWING ADDITION IS MADE TO OUR EXISTING RENTAL AGREEMENT THEREBY ADVISING YOU OF THE FOLLOWING CIVIL CODE SECTIONS:

"789.5.(a) No tenancy or other estate at will or lease, however created on or after the effective date of this section, in a mobilehome park may be terminated except upon the landlord's giving notice in writing to the tenant, in the manner prescribed by Section 1162 of the Code of Civil Procedure, to remove from the premises within a period of not less than 60 days, to be specified in the notice. No lease shall contain any provision by which the tenant waives his rights under this section, and any such

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waiver shall be deemed contrary to public policy and shall be unenforceable and void. However, any lease may provide that the tenancy may be terminated upon the landlord's giving notice in writing to the tenant, in such prescribed manner, to remove from the premises within a period of more than 60 days, to be specified in the notice. (b) This section shall only apply to mobilehomes or trailer coaches which are required to be moved under permit. (c) This section shall not affect any rights or proceedings set forth in Chapter 4 (commencing with Section 1159) of Title 3 of Part 3 of the Code of Civil Procedure. (d) After the effective date of this subdivision, a tenancy shall be terminated pursuant to this section only for one or more of the following reasons: (1) Failure of the tenant to comply with local ordinances and state laws and regulations relating to mobilehomes. (2) Conduct of the tenant, upon the mobilehome park premises, which constitutes an annoyance to other tenants or interference with park management. (3) Failure of the tenant to comply with rules and regulations of the mobilehome park as established by the management in the rental agreement at the inception of the tenancy or as amended subsequently with the consent of the tenant, or without his consent upon six months written notice. However, regulations applicable to recreational facilities may be amended at the discretion of the management. (4) Non-payment of rent, utility charges, or reasonable incidental service charges. (5) Condemnation or change of use of the mobilehome park. (e) Meetings by tenants, or residents in the mobilehome park, or by occupants of a mobilehome in the mobilehome park, or any or all of them, relating to mobilehome living and affairs in the park community or recreation hall shall not be subject to prohibition by the park management if such meetings are held at reasonable hours and when the facility is not otherwise in use. (f) The management of a mobilehome park shall specify, in the notice required by this section, the reason for the termination of any tenancy in such mobilehome park. The reason relied upon for the termination shall be set forth with specific facts so that the date, place and circumstances concerning the reason for termination can be determined. Neither reference to subdivision and paragraph numbers of this section, nor recital of the language of this section, nor both, shall be compliance with this subdivision."

"789.6. Notwithstanding the provisions of Section 789.5, a tenancy or other estate at will or lease in a mobilehome park may not be terminated for the purpose of making the tenant's space in the park available for a person who purchased a mobilehome from the owner of the mobilehome park or his agents."

"789.7. The owner of a mobilehome park or his agents shall not charge any fees to tenants other than charges for rent, utilities, or incidental reasonable service charges."

"789.8. There shall be no entry charge as a condition of tenancy in a

mobilehome park, nor shall there be any transfer or selling fee as a condition of sale of a mobilehome within a mobilehome park, even if such mobilehome is to remain within the park, if the park management performs no service in the sale of the mobilehome.

Issued By _____

Signature of Manager or Owner

Date _____

Received By _____

Mobilehome Park Resident

Date _____

NOTE: Other provisions of law are also applicable. Civil Code sections shown above may be amended from time-to-time by the state legislature.