



When You Sell Your Home...

GSMOL would like you to know a few things that will be important to you when you sell your mobile/manufactured home. You can also do a favor for your fellow MH park residents who are selling their homes if you pass this information on to them.

If you live in an area where there is a Space Rent Stabilization Ordinance (also known as “rent control”), the next person to own your home needs to know that **they must ask for a “month to month” or “twelve month” rental agreement** in order to stay under the protection of the ordinance.

If the buyer of your home signs a **long-term lease (more than twelve months)** their space will be **REMOVED from rent stabilization** and their **rent will be raised** according to the terms of the long-term lease.

Although the Mobilehome Residency Law (MRL) says that a **resident** of a mobile/manufactured home park can NOT be required to sign a long-term lease, this law does not apply to **prospective buyers** of homes. The only way your buyer will know not to sign a long-term lease is if someone tells them – you, or your Realtor.

Also, you should know that Governor Newsom signed a bill that GSMOL supported, **SB 274 by Senator Bill Dodd**, which will become law on January 1, 2020. One part of this bill says that if you have a buyer who is being rejected because their income doesn’t qualify them to live in the park, the buyer can now submit **other proofs of ability to pay rent**, such as other financial assets they own, if they should wish to do so.

Finally, just a word to the wise: **if the park offers to buy your home**, consider carefully what could happen as a result. When the park owns both the home and the space, **that space is removed from rent stabilization**. Should the park rent the home out, the tenant may be charged double or even triple the typical rent for the park, since they are paying for both a home and a space. Or if it is an older home, the park may pull it out, replace it with a new home, and sell it to a new resident. Although the new resident can ask for a month-to-month rental agreement and be under the protection of the rent stabilization ordinance, the park owner is allowed to start them out at a much higher rent than the previous owner was paying because they (the park) were temporarily in possession of the home. Or the park can require them to sign a long-term lease, and then they won’t even have rent stabilization. **There is nothing illegal about any of these practices, but it is NOT “affordable housing” as mobile/manufactured homes are intended to be.** So, if your area has rent stabilization, selling your home to the park should be the **very last resort**.

If you have questions on these subjects, please contact your nearest GSMOL leader. Find their information in *The Californian* magazine or call the Home Office at 800-888-1727.