



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.

It used to be that when a new buyer signed a **long-term lease** – with a term longer than twelve months – **they would not be covered by a local Rent Stabilization Ordinance (RSO)**, if there is one. Thanks to a bill that GSMOL sponsored, **AB 2782** by Assemblymember Mark Stone and Senator Tom Umberg, **this is no longer the case for any new long-term lease signed February 13, 2020, or later. Such leases are no longer exempt from RSO rent protections.**

Also by the terms of this new bill, **any long-term lease signed prior to February 13, 2020 that YOU are required to pass on to your buyer** will become subject to the terms of any local Rent Stabilization Ordinance **upon expiration of the lease term, or on January 1, 2025, whichever occurs first. The exemption from local rent control shall thus end on January 1, 2025 for all long-term leases, regardless of when signed.**

It is only the rent terms in the lease that are affected by this new law. All other terms shall continue to apply.

You should also know about another bill that GSMOL sponsored, **SB 274** by Senator Bill Dodd, which became 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. **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.