

TABLE OF CONTENTS

EMPLOYEE HOUSING ACT

Health and Safety Code

Division 13 Housing	
Part 1 Employee Housing Act	
Chapter 1 General Provisions and Definitions	5
Chapter 2 Application and Scope.....	8
Chapter 3 Permits and Fees	13
Chapter 4 Rules and Regulations	19
Chapter 5 Enforcement.....	21
Chapter 6 Violations.....	23

STATE HOUSING LAW REGULATIONS AND EARTHQUAKE PROTECTION LAW- REGULATIONS: EMPLOYEE HOUSING

Title 25. Housing and Community Development	
Division 1. Housing and Community Development	
Chapter 1. State Housing Law Regulations and Earthquake Protection Law Regulations	
Subchapter 3. Employee Housing	
Article 1. Application and Scope.....	35
Article 2. Definitions	35
Article 3. Administration and Enforcement	36
Article 4. Permits and Fees and Compliance	
Subarticle 1	38
Article 5. New Construction	44
Article 6. Maintenance, Use and Occupancy	
Subarticle 1. Area Requirements.....	45
Subarticle 2. Building and Structure Requirements.....	46
Subarticle 3. Kitchens and Mess Halls	47
Subarticle 4. Fire Equipment and Hazards.....	48
Subarticle 5. Plumbing Systems.....	49
Subarticle 6. Mechanical Systems	52
Subarticle 7. Heating Appliances.....	53
Subarticle 8. Electrical Systems.....	54
Subarticle 9. Use of Mobilehomes, Recreational Vehicles, Commercial Coaches, Mobilehome Accessory Buildings, Structures, Tents and Campgrounds.....	57
Article 7. Actions and Proceedings.....	58
Article 8. Penalties	60

EMPLOYEE HOUSING ACT—MISCELLANEOUS STATUTES

Government Code

Title 4 Government of Cities	
Division 3 Officers	
Part 2 Legislative Body	
Chapter 14 Municipal and Public Utilities	
Article 1 General	65
Title 5 Local Agencies	
Division 1 Cities and Counties	
Part 1 Powers and Duties Common to Cities and Counties	
Chapter 7 Agricultural Land	
Article 2 Declaration.....	65
Article 2.5 Agricultural Preserves	66
Title 7 Planning and Land Use	
Division 1 Planning and Zoning	
Chapter 3 Local Planning	
Article 5 Authority for and Scope of General Plans	67

Article 10.6 Housing Elements	68
Chapter 4 Requirements	
Article 1 General	83
Health and Safety Code	
Division 13 Housing	
Part 2.4 Camps	85
Division 104 Environmental Health	
Part 12 Drinking Water	
Chapter 4 California Safe Drinking Water Act	
Article 3 Operations.....	86
Labor Code	
Division 2 Employment Regulation and Supervision	
Part 6 Licensing	
Chapter 3 Farm Labor Contractors	89
Public Resources Code	
Division 13 Environmental Quality	
Chapter 2.6 General	91
Chapter 4.5 Streamlined Environmental Review	
Article 6 Special Review of Housing Projects	91
Division 15 Energy Conservation and Development	
Chapter 5 Energy Resources Conservation	91
Public Utilities Code	
Division 1 Regulation of Public Utilities	
Part 1 Public Utilities Act	
Chapter 4 Regulation of Public Utilities	
Article 2 Rates.....	95
Article 3 Equipment, Practices, and Facilities	96
Division 6 Municipal Utility District Act	
Chapter 6 Powers and Functions of District	
Article 5 Utility Works and Service	98

STATE HOUSING LAW

Health and Safety Code	
Division 13 Housing	
Part 1.5 Regulation of Buildings Used for Human Habitation	
Chapter 1 General Provisions.....	109
Chapter 2 Rules and Regulations	109
Chapter 3 Appeals	125
Chapter 4 Application and Scope.....	126
Chapter 5 Administration and Enforcement	
Article 1 Enforcement Agencies	134
Article 2 Inspection.....	136
Article 2.2 Exterior Elevated Elements: Inspections.....	138
Article 2.3 Inspection of Homeless Shelters.....	140
Article 2.5 Tenant Relocation Assistance	142
Article 3 Actions and Proceedings.....	144
Chapter 6 Violations.....	154
Chapter 8 Code Enforcement Incentive Program	155
Appendix Health and Safety Code	
Division 13 Housing	
Part 1 Employee Housing Act	
Chapter 1 General Provisions and Definitions	158
Part 3 Miscellaneous	
Chapter 12 Heating Appliances and Installations	158

STATE HOUSING LAW REGULATIONS AND EARTHQUAKE PROTECTION LAW— REGULATIONS: STATE HOUSING LAW

Title 25. Housing and Community Development	
Division 1. Housing and Community Development	
Chapter 1. State Housing Law Regulations and Earthquake Protection Law Regulations	
Subchapter 1. State Housing Law Regulations	
Article 1. Authority, Application and Scope	163
Article 2. Definitions	163
Article 3. Administration and Enforcement	164
Article 4. Construction, Additions, Alterations.....	168
Article 5. Existing Buildings	170
Article 6. Actions and Proceedings.....	172
Article 7. Penalties	176
Article 8. Regulations for Limited Density Owner–Built Rural Dwellings.....	176

STATE HOUSING LAW—MISCELLANEOUS STATUTES

Civil Code

Division 2 Property	
Part 1 Property in General	
Title 2 Ownership	
Chapter 2 Modifications of Ownership	
Article 2 Conditions of Ownership	191
Part 4 Acquisition of Property	
Title 4 Transfer	
Chapter 2 Transfer of Real Property	
Article 1.4 Installation of Water Use Efficiency Improvements	192
Division 3 Obligations	
Part 4 Obligations Arising from Particular Transaction	
Title 5 Hiring	
Chapter 2 Hiring of Real Property	194

Government Code

Title 2 Government of the State of California	
Division 1 General	
Chapter 7.8 Shelter Crisis	195
Division 3 Executive Department	
Part 2.8 Civil Rights Department	
Chapter 6 Discrimination Prohibited	
Article 2 Housing Discrimination	199
Title 7 Planning and Land Use	
Division 1 Planning and Zoning	
Chapter 3 Local Planning	
Article 10.8 Water Conservation in Landscaping	200
Chapter 4 Zoning Regulations	
Article 2 Adopting of Regulations	201

Health and Safety Code

Division 12 Fires and Fire Protection	
Part 2 Fire Protection	
Chapter 1 State Fire Marshal	
Article 1 General	221
Article 2 The State Board of Fire Services	225
Chapter 8. Carbon Monoxide Poisoning Prevention Act of 2010.....	225
Division 13 Housing	
Part 2.5 State Building Standards	
Chapter 1 General Provisions and Definitions	
Article 1 Title.....	226
Article 2 Definitions	227
Chapter 2 Organization	
Article 1 The California Building Standards Commission.....	229

Article 2 The Executive Director of the State Building Standards Commission	230
Article 3 The Coordinating Council and Advisory Panels	231
Chapter 3 Powers of the Commission	232
Chapter 4 The California Building Standards Code	236
Chapter 4.5 Guidelines for Straw–Bale Structures	
Article 1 General Provisions and Definitions	244
Article 2 Guidelines for Materials	246
Article 3 Construction Guidelines	246
Chapter 5 Appeals and Enforcement	248
Chapter 6 Regulations	249
Chapter 7 Construction Inspectors, Plans Examiners, and Building Officials	250
Part 3. Miscellaneous	
Chapter 3 Automated External Defibrillators	252
Chapter 9 Local Building Permits	
Article 1 Contents	252
Chapter 12.5 Automatic Garage Door Openers	256
Division 31 Housing and Home Finance	
Part 11 Housing and Emergency Shelter Trust Fund Act of 2002	
Chapter 4 Allocation of Housing Bond Revenues	257
Division 103 Disease Prevention and Health Promotion	
Part 5 Environmental and Occupational Epidemiology	
Chapter 4 Residential Lead–Based Paint Hazard Reduction	259
Division 104 Environmental Health	
Part 12 Drinking Water	
Chapter 5 Water Equipment and Control	
Article 4 Lead Materials	262

MOBILEHOME PARKS ACT

Health and Safety Code

Division 13 Housing	
Part 2.1 Mobilehome Parks Act	
Chapter 1 Definitions	271
Chapter 1.5 Findings and Purposes	273
Chapter 2 Application and Scope	274
Chapter 3 Enforcement, Actions and Proceedings	277
Chapter 3.5 Notice of Violations [Repealed effective January 1, 2024 2025]	280
Chapter 4 Permits and Fees	282
Chapter 5 Regulations	
Article 1 General Provisions	286
Article 2 Mobilehome and Special Occupancy Park Lots	292
Article 3 Building Construction	296
Article 4 Plumbing	296
Article 5 Regulations	296
Article 6 Electrical	297
Chapter 6 Fuel Gases	297
Chapter 7 Penalties	298
Chapter 8 Inspector Conflicts of Interest	298

Appendix Health and Safety Code

Division 13 Housing	
Part 1 Employee Housing Act	
Chapter 1 General Provisions and Definitions	299
Division 31 Housing and Home Finance	
Part 2 Department of Housing and Community Development	
Chapter 3.4 Mobilehome Park Ownership Assistance	299

Elections Code

Division 12 Preelection Procedures	
Chapter 3 Precincts	
Article 5 Polling Places	301

MOBILEHOME PARKS AND INSTALLATIONS—REGULATIONS

Title 25. Housing and Community Development	
Division 1. Housing and Community Development	
Chapter 2. Mobilehome Parks and Installations	
Article 1. Administration and Enforcement	311
Article 2. General Park Requirements.....	337
Article 3. Electrical Requirements	342
Article 4. Fuel Gas and Oil Requirements.....	349
Article 5. Plumbing Requirements.....	354
Article 6. Fire Protection Standards for Parks	358
Article 7. MH-Unit and Commercial Modular Installations and Facilities.....	362
Article 7.5. MH-Unit Earthquake-Resistant Bracing Systems (ERBS)	380
Article 8. Permanent Buildings and Commercial Modulares.....	387
Article 9. Accessory Buildings and Structures.....	388
Article 10. Violations, Complaints, and Abatement	400
Article 11. Informal Conferences and Hearing Procedures.....	406

MOBILEHOME RESIDENCY LAW PROTECTION ACT

Health and Safety Code

Division 13 Housing	
Part 2.2 Mobilehome Residency Law Protection Program [Repealed effective January 1, 2024 <u>January 1, 2027</u>].....	415

MOBILEHOME RESIDENCY LAW PROTECTION PROGRAM—REGULATIONS

Title 25. Housing and Community Development	
Division 1. Housing and Community Development	
Chapter 3.5. Mobilehome Residency Law Protection Program	423

MOBILEHOME PARKS—MISCELLANEOUS STATUTES

Business and Professions Code

Division 4 Real Estate	
Part 2 Regulation of Transactions	
Chapter 1 Subdivided Lands	
Article 2 Investigation, Regulation and Report.....	437
Division 5 Weights and Measures	
Chapter 2 Administration	
Article 2.1 Fees and Charges [Repealed effective January 1, 2027 <u>2029</u>].....	438

Education Code

Title 1 General Education Code Provisions	
Division 1 General Education Code Provisions	
Part 10.5 School Facilities	
Chapter 6 Development Fees, Charges, and Dedications.....	441

Government Code

Title 4 Government of Cities	
Division 3 Officers	
Part 2 Legislative Body	
Chapter 14 Municipal and Public Utilities	
Article 1 General	445

Title 7 Planning and Land Use
 Division 1 Planning and Zoning
 Chapter 4 Zoning Regulations
 Article 2 Adoption of Regulations 445
 Article 2.5. Development Agreements..... 448
 Chapter 4.9 Payment of Fees, Charges, Dedications, or Other Requirements Against a Development Project..... 448
 Division 2 Subdivisions
 Chapter 2 Maps
 Article 1 General Provisions..... 451

Health and Safety Code

Division 13 Housing
 Part 2.5 State Building Standards
 Chapter 1 General Provisions and Definitions
 Article 2 Definitions 455

Public Utilities Code

Division 1 Regulation of Public Utilities
 Part 1 Public Utilities Act
 Chapter 4 Regulation of Public Utilities
 Article 2 Rates..... 457
 Article 3 Equipment, Practices, and Facilities 458
 Part 2 Specific Public Utilities
 Chapter 2 Water Companies..... 460
 Chapter 6.5 Transfer of Facilities in Master–Metered Mobilehome Parks and Manufactured
 Housing Communities to Gas or Electric Corporation Ownership 461
 Chapter 9 Solar Energy Systems
 Article 3 Independent Solar Energy Producers 464
 Division 2 Regulation of Related Businesses by the Public Utilities Commission
 Chapter 4 Enforcement of Federal Pipeline Safety Standards for Mobilehome Park Operators 466
 Division 6 Municipal Utility District Act
 Chapter 6 Powers and Functions of District
 Article 5 Utility Works and Service 469

Code of Federal Regulations

Title 44 — Emergency Management and Assistance
 Chapter I — Federal Emergency Management Agency, Department of Homeland Security
 Subchapter B — Insurance and Hazard Mitigation
 Part 59 — General Provisions
 Subpart A — General 475
 Subpart B — Eligibility Requirements 483
 Subpart C — Pilot Inspection Program 486
 Part 60 — Criteria for Land Management and Use
 Subpart A — Requirements for Flood Plain Management Regulations 486
 Subpart B — Requirements for State Flood Plain Management Regulations..... 494
 Subpart C — Additional Considerations in Managing Flood-Prone, Mudslide (i.e., Mudflow)-Prone and
 Flood-Related Erosion-Prone Areas..... 495

Revenue and Taxation Code

Division 1 Property Taxation
 Part 0.5 Implementation of Article XIII A of the California Constitution
 Chapter 2 Change in Ownership and Purchase 499

Vehicle Code

Division 1 Words and Phrases Defined 503
 Division 4 Special Antitheft Laws
 Chapter 2 Reports of Stored Vehicles..... 503
 Division 11 Rules of the Road
 Chapter 1 Obedience to and Effect of Traffic Laws
 Article 3 Local Regulation 504

SPECIAL OCCUPANCY PARKS ACT

Health and Safety Code

Division 13 Housing

Part 2.3 Special Occupancy Parks Act

Chapter 1 General	513
Chapter 2 Definitions	513
Chapter 3 Findings and Purposes	516
Chapter 4 Application and Scope.....	516
Chapter 5 Enforcement, Actions, and Proceedings	520
Chapter 6 Notice of Violations	521
Chapter 7 Permits and Fees	522
Chapter 8 Regulations—General Provisions	525
Chapter 9 Lots	527
Chapter 10 Building Construction, Plumbing, Electrical, Fuel Gases, and Fire Protection.....	528
Chapter 11 Penalties.....	529

Public Resources Code

Division 5 Parks and Monuments

Chapter 1 State Parks and Monuments

Article 1 State Park System	531
-----------------------------------	-----

SPECIAL OCCUPANCY PARKS—REGULATIONS

Title 25. Housing and Community Development

Division 1. Housing and Community Development

Chapter 2.2. Special Occupancy Parks

Article 1. Administration and Enforcement	539
Article 2. General Park Requirements.....	561
Article 3. Electrical Requirements	568
Article 4. Fuel Gas Requirements	574
Article 5. Plumbing Requirements.....	578
Article 6. Fire Protection Standards for Parks	583
Article 7. Installations and Facilities	588
Article 8. Permanent Buildings and Commercial Modulares	592
Article 9. Accessory Buildings and Structures.....	593
Article 10. Violations, Complaints, and Abatement	601
Article 11. Informal Conferences and Hearing Procedures	608

SPECIAL OCCUPANCY PARKS—MISCELLANEOUS STATUTES

Business and Professions Code

Division 5 Weights and Measures

Chapter 2 Administration

Article 2.1 Fees and Charges [Repealed effective January 1, 2027 2029]	617
---	-----

Civil Code

Division 3 Obligations

Part 4 Obligations Arising From Particular Transactions

Title 2.8 Membership Camping Contracts.....	619
---	-----

Health and Safety Code

Division 13 Housing
 Part 2.4 Camps 621
 Part 2.5 State Building Standards
 Chapter 1 General Provisions and Definitions
 Article 2 Definitions 621
 Division 104 Environmental Health
 Part 12 Drinking Water
 Chapter 4 California Safe Drinking Water Act
 Article 5 Public Notification..... 622

Revenue and Taxation Code

Division 2 Other Taxes
 Part 1.7 Additional Local Taxes
 Chapter 1 Occupancy Taxes 625

Vehicle Code

Division 1 Words and Phrases Defined 627
 Division 3 Registration of Vehicles and Certificates of Title
 Chapter 2 Transfers of Title or Interest
 Article 3 Notice and Application..... 628
 Division 4 Special Antitheft Laws
 Chapter 2 Reports of Stored Vehicles..... 628
 Division 5 Occupational Licensing and Business Regulations
 Chapter 4 Manufacturers, Transporters, Dealers, and Salesmen
 Article 1 Issuance of License and Certificates to Manufacturers, Transporters, and Dealers..... 629
 Division 12 Equipment of Vehicles
 Chapter 5 Other Equipment
 Article 11 Fire Extinguishers..... 630

MOBILEHOME & RECREATIONAL VEHICLE PARK MANAGER TRAINING

Health and Safety Code

Division 13 Housing
Part 2.3.1 Mobilehome and Recreational Vehicle Park Manager Training 635

EARTHQUAKE PROTECTION LAW

Health and Safety Code

Division 13 Housing
 Part 3 Miscellaneous
 Chapter 2 Earthquake Protection
 Article 1 Scope and Application..... 641
 Article 2 Enforcement..... 641
 Article 2a Building Permits 642
 Article 3 Design and Construction..... 643
 Article 4 Earthquake Hazardous Building Reconstruction..... 644
 Article 5 Violations..... 646
 Article 6 Seismic Gas Shutoff..... 646
 Article 7 Seismic Gas Shutoff Devices 647
 Article 8 Water Heater Strapping and Installation 648

EARTHQUAKE PROTECTION LAW—REGULATIONS

Title 25. Housing and Community Development	
Division 1. Housing and Community Development	
Chapter 1. State Housing Law Regulations and Earthquake Protection Law Regulations	
Subchapter 2. Earthquake Protection Law Regulations.....	655

MOBILEHOME RESIDENCY LAW & RECREATIONAL VEHICLE PARK OCCUPANCY LAW

Civil Code

Division 2 Property	
Part 2 Real or Immovable Property	
Title 2 Estates in Real Property	
Chapter 2.5 Mobilehome Residency Law	
Article 1 General	663
Article 2 Rental Agreement	665
Article 3 Rules and Regulations	670
Article 3.5 Fees and Charges.....	672
Article 4. Utilities.....	677
Article 4.5 Rent Control	680
Article 5 Homeowner Communications and Meetings	680
Article 5.5 Homeowners Meetings with Management.....	681
Article 6 Termination of Tenancy	682
Article 7 Transfer of Mobilehome or Mobilehome Park	692
Article 8 Actions, Proceedings, and Penalties.....	700
Article 9 Subdivisions, Cooperatives, and Condominiums.....	701
Chapter 2.6 Recreational Vehicle Park Occupancy Law	
Article 1 Definitions	704
Article 2 General Provisions	705
Article 3 Defaulting Occupants.....	706
Article 4 Defaulting Tenants.....	707
Article 5 Defaulting Residents	707
Article 6 Liens for Recreational Vehicles and Abandoned Possessions	708
Article 7 Actions and Proceedings.....	708
Part 4 Acquisition of Property	
Title 4 Transfer	
Chapter 2. Transfer of Real Property	
Article 1.7 Disclosure of Natural and Environmental Hazards, Right-to-Farm, and Other	
Disclosures Upon Transfer of Residential Property.....	709