

TABLE OF CONTENTS

CALIFORNIA FACTORY-BUILT HOUSING LAW

Health and Safety Code

Division 13 Housing	
Part 6 Factory–Built Housing	
Chapter 1 General Provisions And Definitions	5
Chapter 2 Definitions	5
Chapter 3 Regulation	7
Chapter 4 Application And Scope	8
Chapter 5 Appeals	9
Chapter 6 Penalties	10

Appendix Health and Safety Code

Division 13 Housing	
Part 1 Employee Housing Act	
Chapter 1 General Provisions and Definitions	11

FACTORY–BUILT HOUSING AND MOBILEHOMES: FACTORY–BUILT HOUSING – REGULATIONS

Title 25. Housing and Community Development

Division 1. Housing and Community Development	
Chapter 3. Factory–Built Housing, Mobilehomes, and Manufactured Homes	
Subchapter 1. Factory–Built Housing	
Article 1. Application and Scope.....	17
Article 2. Definitions	17
Article 3. Administration and Enforcement	18
Article 4. Fees	31
Article 5. Design and Fabrication	33
Article 6. Installation	34

MANUFACTURED HOUSING ACT OF 1980

Health and Safety Code

Division 13 Housing	
Part 2 Manufactured Housing	
Chapter 1 Definitions	43
Chapter 2 Application and Scope	50
Chapter 3 Enforcement	51
Chapter 4 Standards	55
Chapter 5 Sales and Escrows	64
Chapter 6 Multiple Listing Between Dealers of Manufactured Homes, Mobilehomes, or Commercial Coaches	75
Chapter 7 Occupational Licenses	
Article 1 General Requirements	76
Article 2 Applications and Renewals	78
Article 2.5 Continuing Education	82
Article 3 Infractions and Penalties	83
Chapter 7.5 Manufactured Home Recovery Fund	91
Chapter 8 Registration and Titling of Manufactured Homes, Mobilehomes, and Commercial Coaches	
Article 1 Application and Scope	94
Article 2 General Definitions and Requirements	96
Article 3 Applications for Original Registration and Title	101
Article 4 Amendments, Transfers, and Transactions	106
Article 5 Renewals and Replacements	112
Article 6 Fees and Taxes	113
Article 7 Penalties	118
Chapter 9 Mobilehome Assistance Center	119

FACTORY–BUILT HOUSING AND MOBILEHOMES: MOBILEHOMES, RECREATIONAL VEHICLES AND COMMERCIAL COACHES—REGULATIONS

Title 25. Housing and Community Development

Division 1. Housing and Community Development

Chapter 3. Factory–Built Housing, Mobilehomes, and Manufactured Homes

Subchapter 2. Manufactured Homes, Mobilehomes, Multi-Unit Housing, Commercial Modulars, and Special Purpose Commercial Modulars

Article 1. Administration	127
Article 1.1 Issuance of Insignia for Manufactured Homes, Mobilehomes, Commercial Coaches and Recreational Vehicles Not Previously Issued Insignia of Approval.....	149
Article 1.2. Mobile/Factory–Built Housing	154
Article 2. Mobilehomes	
Subarticle 1. Application.....	155
Article 2.1 Water Heater Seismic Bracing, Anchoring and Strapping.....	155
Article 2.3. Ignition-Resistant Construction Systems	156
Article 2.5. Fire Sprinkler Systems.....	162
Article 2.7. Carbon Monoxide Alarm Systems.....	169
Article 3. Commercial Modulars	
Subarticle 1. Application and Scope.....	170
Subarticle 2. Construction and Fire-Life Safety.....	170
Subarticle 3. Electrical.....	173
Subarticle 4. Mechanical.....	177
Subarticle 5. Plumbing	178
Article 3.5. Special Purpose Commercial Modulars.....	185
Article 5. Third–Party Approval and Enforcement	188

MANUFACTURED HOUSING SALES, OCCUPATIONAL LICENSING AND EDUCATION—REGULATIONS

Title 25. Housing and Community Development

Division 1. Housing and Community Development

Chapter 4. Manufactured Housing Sales, Occupational Licensing and Education

Subchapter 1. Sales and Occupational Licensing

Article 1. General	209
Article 2. License and Business Requirements.....	211
Article 3. License and 90-Day Certificate Applications, Changes and Renewals	212
Article 5. Advertising Listing Agreements and Sales Practices	224
Article 6. Purchase Documents and Escrow.....	227
Article 7. Public Access to Information Regarding Occupational Licensing	229
Article 8. Enforcement, Actions and Penalties	230
Article 9. 90–Day Certificate Requirements	232
Subchapter 2. Preliminary and Continuing Education.....	233

CALIFORNIA CIVIL CODE: CONSUMER WARRANTY PROTECTION—RESALE DISCLOSURES, MOBILEHOME WARRANTIES

Civil Code

Division 2. Property

Part 4 Acquisition of Property

Title 4 Transfer

Chapter 2 Transfer of Real Property

Article 1.5 Disclosures Upon Transfer of Residential Property	255
Article 1.7 Disclosure of Natural and Environmental Hazards, Right-to-Farm, and Other Disclosures Upon Transfer of Residential Property	274

Division 3 Obligations

Part 4 Obligations Arising From Particular Transactions

Title 1.7 Consumer Warranties

Chapter 1 Consumer Warranty Protection

Article 1 General Provisions	281
Article 2 Definitions	281

Article 3 Sale Warranties	283
Chapter 3 Mobilehome Warranties	301

MANUFACTURED HOMES—MISCELLANEOUS STATUTES AND REGULATIONS

Business and Professions Code

Division 3 Professions and Vocations Generally	
Chapter 9 Contractors	
Article 2 Application of Chapter	311
Article 10 Home Improvement Business	311
Division 4 Real Estate	
Part 1 Licensing of Persons	
Chapter 3 Real Estate Regulations	
Article 1 Scope of Regulation	318
Article 3 Disciplinary Action	320

California Code of Regulations

Title 16 Professional and Vocational Regulations	
Division 8 Contractor's State License Board	
Article 2 Application for License	321

Civil Code

Division 2 Property	
Part 1 Property in General	
Title 2 Ownership	
Chapter 2 Modifications of Ownership	
Article 2 Conditions of Ownership	322

Government Code

Title 7 Planning and Land Use	
Division 1 Planning and Zoning	
Chapter 4 Zoning Regulations	
Article 2 Adoption of Regulations	323
Division 2 Subdivisions	
Chapter 1 General Provisions and Definitions	
Article 1 General Provisions	330

Health and Safety Code

Division 12 Fires and Fire Protection	
Part 2 Fire Protection	
Chapter 1 State Fire Marshal	
Article 1 General	331

Penal Code

Part 1 Crimes and Punishments	
Title 16 General Provisions	333

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	334
Chapter 3.5 Change in Ownership and New Construction After the Lien Date	
Article 1 Definitions and General Provisions	339
Part 13 Taxation of Manufactured Homes	
Chapter 1 General Provisions and Definitions	340
Chapter 2 Determination of Taxable Values	339
Chapter 3 Change in Ownership	340
Chapter 4 New Construction	340
Chapter 5 Collection of Taxes on Mobilehomes	341
Chapter 6 Administrative and Miscellaneous Provisions	342

Division 2 Other Taxes	
Part 1.7 Additional Local Taxes	
Chapter 1 Occupancy Taxes	342

Vehicle Code

Division 1 Words and Phrases Defined	345
Division 14.8 Safety Regulations	346
Division 15 Size, Weight and Load	
Chapter 5 Weight	
Article 6 Permits and Agreements	346

**REGISTRATION AND TITLING OF MANUFACTURED HOMES, MOBILEHOMES,
MULTIFAMILY MANUFACTURED HOMES, COMMERCIAL MODULARS,
TRUCK CAMPERS, AND FLOATING HOMES—REGULATIONS**

Title 25. Housing and Community Development

Division 1. Housing and Community Development	
Chapter 5. Registration and Titling of Manufactured Homes, Mobilehomes, Multifamily Manufactured Homes, Commercial Modulars, Truck Campers, and Floating Homes	
Article 1. Administration	357
Article 2. Registration of Units Not Previously Registered in California	361
Article 3. Registration Changes Upon Transfer of Units Registered in California	368
Article 4. Registration Requirements	371
Article 5. Duplicates and Substitutes	385
Article 6. Manufacturer Reporting Requirements	387
Article 7. Dealer Sale Requirements	391
Article 8. Perfection and Release of Security Interests	395
Article 9. Foreclosures, Repossessions, Abandonments, Warehouseman's Liens, and Other Involuntary Transfers	398
Article 10. Commercial Coach Seizure and Sale to Satisfy a Lien in Favor of the State of California	403
Article 11. Foundation Systems	404
Article 12. Local Property Taxation and Relief	407
Article 13. Salvage Reporting Requirements	409
Article 14. Notice of Attachment	410
Article 15. Title Search	412
Article 16. Fees and Exemptions	413

**NATIONAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS
ACT OF 1974—LAW (FEDERAL LAW)**

Title 42 The Public Health and Welfare

Chapter 70 Manufactured Home Construction and Safety Standards	423
--	-----

**MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS—PART 3280
(FEDERAL CONSTRUCTION STANDARDS)**

Title 24. Housing and Urban Development

Subtitle B. Regulations Relating to Housing and Urban Development	
Chapter XX. Office of Assistant Secretary for Housing—Federal Housing Commissioner, Department of Housing and Urban Development	
Part 3280. Manufactured Home Construction and Safety Standards	
Subpart A—General	445
Subpart B—Planning Considerations	456
Subpart C—Fire Safety	461
Subpart D—Body and Frame Construction Requirements	468
Subpart E—Testing	482
Subpart F—Thermal Protection	488
Subpart G—Plumbing Systems	499
Subpart H—Heating, Cooling and Fuel Burning Systems	513

Subpart I—Electrical Systems	528
Subpart J—Transportation	538

**MANUFACTURED HOME PROCEDURAL AND ENFORCEMENT REGULATIONS—
PART 3282 (FEDERAL REGULATIONS)**

Title 24. Housing and Urban Development

Subtitle B. Regulations Relating to Housing and Urban Development	
Chapter XX. Office of Assistant Secretary for Housing—Federal Housing Commissioner, Department of Housing and Urban Development	
Part 3282. Manufactured Home Procedural and Enforcement Regulations	
Subpart A—General	549
Subpart B—Formal Procedures	558
Subpart C—Rules and Rulemaking Procedures	559
Subpart D—Informal and Formal Presentations of Views, Hearings and Investigations	560
Subpart E—Manufacturer Inspection and Certification Requirements	562
Subpart F—Retailer and Distributor Responsibilities	568
Subpart G—State Administrative Agencies	569
Subpart H—Primary Inspection Agencies	573
Subpart I—Consumer Complaint Handling and Remedial Actions	582
Subpart J—Monitoring of Primary Inspection Agencies	594
Subpart K—Departmental Oversight	595
Subpart L—Manufacturer, IPIA and SAA Reports	595
Subpart M—On-Site Completion of Construction of Manufactured Homes	596

**MODEL MANUFACTURED HOME INSTALLATION STANDARDS—
PART 3285 (FEDERAL REGULATIONS)**

Title 24. Housing and Urban Development

Subtitle B. Regulations Relating to Housing and Urban Development	
Chapter XX. Office of Assistant Secretary for Housing—Federal Housing Commissioner, Department of Housing and Urban Development	
Part 3285. Model Manufactured Home Installation Standards	
Subpart A—General	607
Subpart B—Pre-Installation Considerations	612
Subpart C—Site Preparation	613
Subpart D—Foundations	616
Subpart E—Anchorage Against Wind	628
Subpart F—Optional Features [Effective Oct. 20, 2008.].....	640
Subpart G—Ductwork and Plumbing and Fuel Supply Systems	642
Subpart H—Electrical Systems and Equipment.....	645
Subpart I—Exterior and Interior Close-Up	647
Subpart J—Optional Information for Manufacturer’s Installation Instructions	650

**MANUFACTURED HOME INSTALLATION PROGRAM—PART 3286
(FEDERAL REGULATIONS)**

Title 24. Housing and Urban Development

Subtitle B. Regulations Relating to Housing and Urban Development	
Chapter XX. Office of Assistant Secretary for Housing—Federal Housing Commissioner, Department of Housing and Urban Development	
Part 3286—Manufactured Home Installation Program	
Subpart A—Generally Applicable Provisions and Requirements.....	657
Subpart B—Certification of Installation In HUD-Administered States.....	661
Subpart C—Installer Licensing in HUD-Administered States	664
Subpart D—Training of Installers in HUD-Administered States	666
Subpart E—Installer Responsibilities of Installation in HUD-Administered States.....	669
Subpart F—Inspection of Installations in HUD-Administered States	671
Subpart G—Retailer Responsibilities in HUD-Administered States	673

Subpart H—Oversight and Enforcement In HUD-Administered States	673
Subpart I—State Programs	674

**HUD INTERPRETATIVE BULLETINS TO THE MANUFACTURED
HOUSING STANDARDS, AND ENFORCEMENT AND PROCEDURAL
REGULATIONS (FEDERAL STANDARDS AND REGULATIONS)**

Interpretative Bulletins to the Standards	681
--	------------

CONTRACTORS LICENSE LAW

Business and Professions Code

Division 3. Professions and Vocations Generally

Chapter 9. Contractors

Article 7 Disciplinary Proceedings	709
--	-----

QUALIFICATION FOR PUBLIC BENEFITS—REGULATIONS

Title 25. Housing and Community Development

Division 1. Housing and Community Development

Chapter 5.5. Qualification for Public Benefits	729
--	-----