



AB 1472 (Alvarez) Recreational Vehicles Tenant Resident Status

Bill Summary

AB 1472 would prohibit recreational vehicles (RV) parks in Imperial Beach from evicting and re-registering tenants for the purpose of preventing the tenants from gaining resident status.

Existing Law

Under existing law, the Recreational Vehicle Park Occupancy Law, prescribes various terms and conditions applicable to recreational vehicle park tenancies.

CIV Code Section 799.31 defines an RV Tenant as “Resident” once they have occupied a lot in a park for 9 months or more, at which point tenants become eligible for substantive tenant protections such as those defined in the Tenant Protection Act of 2019.

AB-2867 (Nunez, 2004) prohibits a person from requiring an occupant of a residential hotel, as defined, to move, or to check out and reregister, before the end of 30 days occupancy for the purpose of having an occupant maintain transient status.

Background

Due to a significant housing shortage in California, a growing population, especially those on fixed income, are residing in RVs. These residents are currently exempted from eviction and rent protections like those enjoyed by residents in apartments or single-family homes through the Tenant Protection Act of 2019.

Some RV parks have been requiring long-term residents to renew their tenant agreements every 6 months or less in order for the tenants to avoid being defined as “Resident” (CIV Code Sec. 799.31).

These tenants have been forced to relocate to hotels or find other housing options with their RV, usually for 48 hours, and then return to the RV Park with new tenant agreement, just so they can continue living in their RV inside an authorized RV park.

This is causing significant mental and financial hardship on tenants, many who are vulnerable and rely on fixed income and have been living at RV parks for multiple years.

AB 2867 was passed in 2004 to prohibit similar practice within the residential hotel sector. This includes a civil penalty of \$500 to any violators, a rebuttable presumption, and the prevailing party is also entitled to reasonable attorney’s fees.

Details of the Bill

AB-1472 would do the following:

- Define a “resident” as a tenant who has occupied a lot in a park for at least 9 months in a 12-month period.
- Prohibits any person from requiring an RV tenant to reregister, if the purpose is to have that tenant maintain a certain tenancy status.
- Adds a penalty of \$500 to any person who violates this reregister provision as defined.

Overall, this bill ensures that residents are living without the fear and intimidation of being forced to relocate if they are a long-term RV resident.

For More Information

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