

# Manufactured Housing Communities



For decades, the attorneys in our manufactured housing group have provided trusted counsel to park management companies and owners of manufactured housing, mobile home and RV communities

Our team works closely with attorneys across the the firm to provide clients the full benefit of employment, business, land use and other legal advice. For example, we regularly collaborate with our land use team on redevelopment projects and other land use issues related to the development, sale, financing and operation of mobile home, manufactured housing and similar communities.

We advise clients on all legal issues that arise in this highly regulated industry, including general operational issues such as drafting rental agreements and park rules, evictions, abandonments and giving advice on day-to-day operations. Our attorneys are also leaders in California concerning closure and conversion of mobile home parks, representing both community owners and developers.

Some of the areas we handle include:

- Advice and counsel concerning hiring and termination of community employees, general labor laws and related onsite housing questions
- Advice and counsel on compliance with rent control ordinances
- Advice on compliance with state and federal fair housing
- Assistance with the purchase and sale of manufactured home communities, including related due diligence
- Day-to-day community management and operations advice
- Defense of rent reduction claims
- Preparation and implementation of customized lease forms, rules and regulations, and other updates to existing residency documents to keep current with changes in California law



- Prosecution of application to close and convert manufactured housing communities, including representation of developers post-conversion
  - Prosecution of fair return petitions
  - Resident evictions based on non-payment of rent
  - Rules enforcement, including preparation and service of applicable notices and related evictions
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## **Related Areas of Focus**

### **Services**

Real Estate & Development