



June 19, 2026

F2026-04

TO: All District Agricultural Association and County Fairground CEOs

SUBJECT: Department of Housing and Community Development RV and Mobile Home Park Requirements

Department of Housing and Community Development RV and Mobile Home Park Requirements and Regulations Effect on District Agricultural Associations and County Fairgrounds

The Department of Housing and Community Development (HCD) is a state agency that oversees and regulates various aspects of California housing, including recreational vehicle (RV) and mobile home parks. HCD obtains its statutory authority to oversee mobile home and RV park operation through the Mobilehome Parks Act and Special Occupancy Parks Act (the Acts).^{1,2} Under the Acts, HCD is the designated enforcement agency authorized to adopt regulations to enforce the Acts' provisions.

The Legislature provided an exemption that the Acts do not apply to any parks or camping areas owned, operated, or maintained by the federal government, state government, any agency or political subdivision of the state, or any city, county, or city and county.^{3,4} As a result, District Agricultural Associations (DAAs) and County Fairgrounds that operate mobile home parks or RV parks are generally exempt from HCD regulations adopted under the Mobilehome Parks Act and Special Occupancy Parks Act.

The exemption applies to the HCD Park Manager Training Program (PMTP), which was enacted under SB 869 in 2022.⁵ The PMTP regulations require mobile home and RV parks to employ a manager who holds a specific HCD training certificate. The regulations took effect May 1, 2025, and enforcement began May 1, 2026. The PMTP requirements do not apply to DAA and County Fairground mobile home or RV parks.

¹ Mobilehome Parks Act (Health & Saf. Code, §§ 18200-18712).

² Special Occupancy Parks Act (Health & Saf. Code, §§ 18860-18874).

³ Mobilehome Parks Act (Health & Saf. Code, § 18303) statutory exemption for state and county mobile home parks.

⁴ Special Occupancy Parks Act (Health & Saf. Code, § 18865.4) statutory exemption for state and county RV parks.

⁵ Sen. Bill No. 869 (2021-2022 Reg. Sess.) § 662; HCD Park Manager Training Program Regulations (Cal. Code Regs., tit. 25, § 2800 et seq.).




Fairgrounds that receive noncompliance notifications from third-party training entities may inform the entity that state- and county-owned, operated, and maintained parks are exempt from the HCD Park Manager Training Program Requirements.

The exemption also extends to other HCD regulations under the Acts, including the requirement that all mobile home and RV parks must register with HCD to obtain a permit to operate.^{6,7} DAA and County Fairground parks are not required to register with HCD or obtain an HCD permit.

While the Acts establish a broad exemption for parks owned, operated, or maintained by state or county government entities, the exemption may not apply universally. The Legislature and state agencies regularly amend and enact laws and regulations, so Fairgrounds should not assume automatic exemption from all housing-related requirements. Fairgrounds are encouraged to consult CDFA Legal for any questions regarding mobile home and RV park statutes and regulations at CDFA.LegalOffice@cdfa.ca.gov.

Sincerely,



Mike Francesconi, Branch Chief
Fairs & Expositions Branch

⁶ HCD Mobile Home Park Regulations (Cal. Code Regs., tit. 25, § 1006.5) permitting requirement.

⁷ HCD Special Occupancy Park Regulations (Cal. Code Regs., tit. 25, § 2006.5) permitting requirement.

