

HART | KING



Urgent! Your Help is Needed to Defeat Long Term Lease Repeal

Dear Clients,

WMA needs your help immediately to encourage David Chiu, Chairman of the Assembly Housing Committee, to vote **NO** on Assembly Bill 2351 by Assemblyman Roger Hernandez (El Monte).

AB 2351, which would **REPEAL** Civil Code Section 798.17 (the Green Bill provision exempting long term leases from local rent control) in its entirety, will be heard in the Assembly Housing Committee on April 27, 2016, this Wednesday:

Please use the sample letter below and fax it to Assemblyman David Chiu at 916-319-2117.

Also, please fax a copy to WMA at 916-448-7085.

SAMPLE LETTER

TO: Assemblyman David Chiu (D-San Francisco)

RE: OPPOSE AB 2351 (Hernandez) – LONG TERM LEASES

Dear Assemblyman Chiu:

I am the owner/manager of _____ mobilehome park in _____(city). I strongly oppose AB 2351 by Assemblyman Roger Hernandez because it limits my ability to offer a long term lease to residents in my community.

Entering into a long term lease is voluntary and a common practice. Both residents and parkowners like the security that such a lease provides.

AB 2351 removes any incentive to negotiate a long-term lease altogether.

AB 2351 would create a great deal of uncertainty for mobilehome park operations in the future.

Please vote no on AB 2351.

Sincerely,



Bill Hart
Managing Partner



Bill Dahlin
Partner



John Pentecost
Partner



Robert Williamson
Partner

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