



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

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## Policy Memorandum – ADMIN 101.2-2

**To:** Building Division Staff  
**From:** Samir Ghosn  
Deputy Community Development Director/Chief Building Official  
**Effective Date:** **March 10, 2020** (*Original Effective Date: June 12, 1997*)  
**Regarding:** **Mobile Home Parks**

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This policy is to clarify the enforcement authority for mobile home parks within the City boundaries.

The State of California Department of Housing and Community Development is designated as the enforcing agency. HSC § 18207 “MOBILEHOME PARKS ACT”.

Mobile Home Park is defined by the Health and Safety Code Section 18214(a) as any area or tract of land where two or more lots are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes, mobile homes, or recreational vehicles used for human habitation. The rental paid for a manufactured home, a mobile home, or a recreational vehicle shall be deemed to include rental for the lot it occupies.

Therefore, the Building Division has no jurisdiction over inspection and/or permitting on any privately owned mobile home park.