

AB587 – Fee and Tax Waiver Program



Department of Housing and Community Development (HCD) Representatives:
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Problem

People who buy mobilehomes often don't receive all the legal documentation (registration/title) to become the rightful owner and are not aware of back due taxes owed on the home.

Unfortunately, homeowners may not realize this until they need proof of ownership in order to sell or transfer the home, obtain a construction permit, or receive insurance benefits.



As many as one in three homes may be improperly titled



Solution

The Fee and Tax Waiver Program allows these owners to have certain back fees/taxes waived in order to become a registered owner and receive a certificate of title in their name.

Why it matters

- Gives families stability and security in affordable homes.
- Keeps families safe and healthy by allowing them to make legal repairs to their homes.
- Allows people who want to sell or transfer their mobilehomes to do so legally.
- Creates accurate ownership records and future revenue of collected fees and taxes.



Fee and Tax Waiver Program Background

Three-year program created by Chapter 396, Statutes of 2016 (AB 587)

- Emergency Title 25 Regulations effective January 23, 2017
- Final Title 25 Regulations effective October 12, 2017
- Three year limited-time program concludes on December 31, 2019.



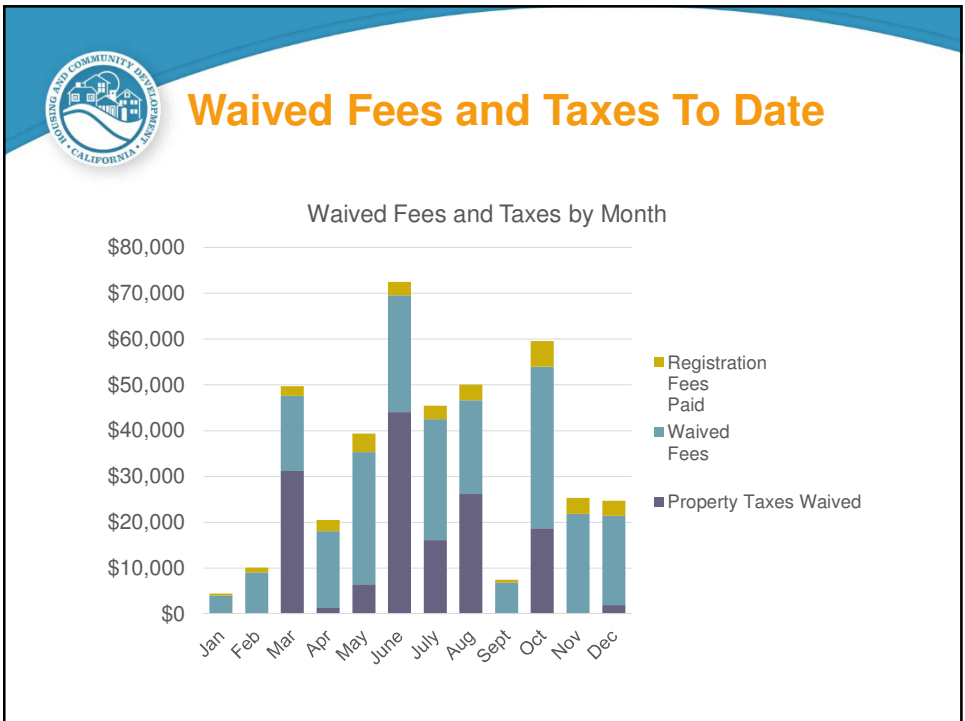
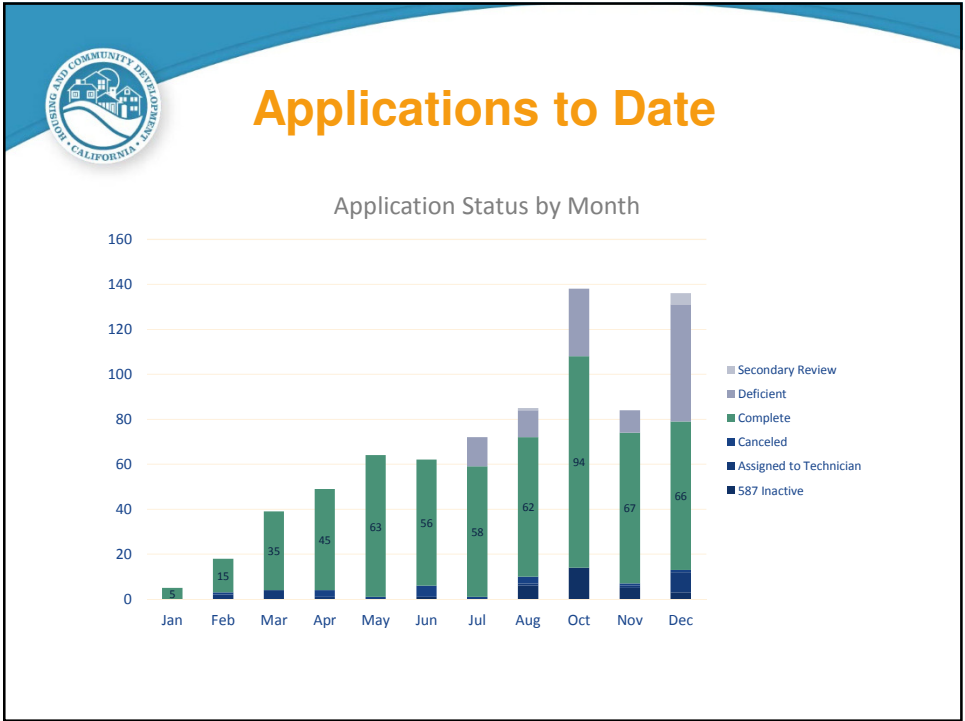
Eligibility Requirements

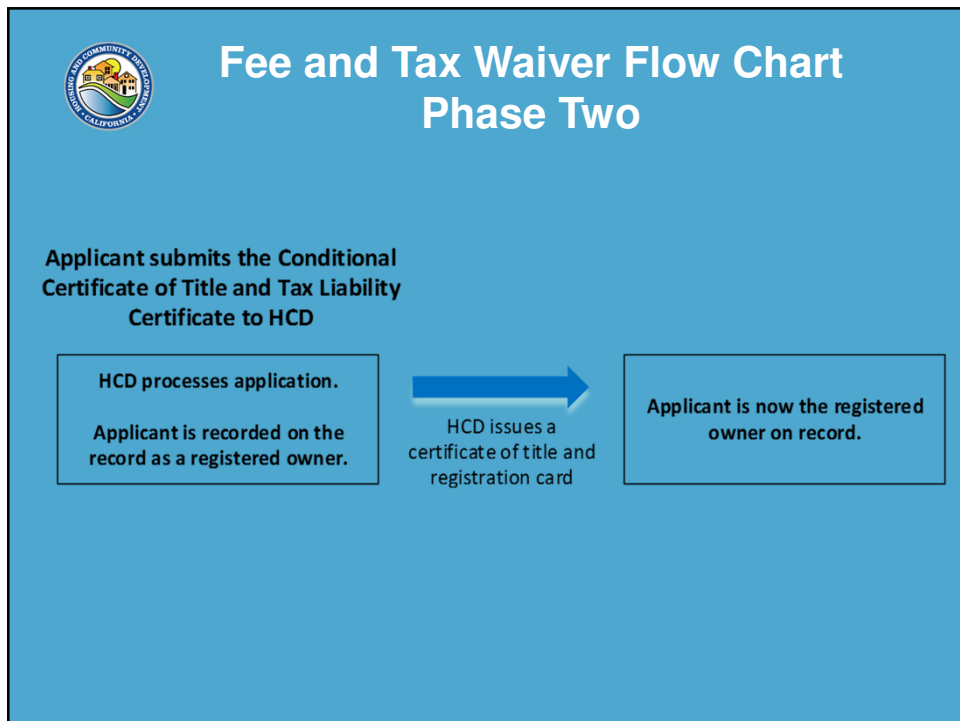
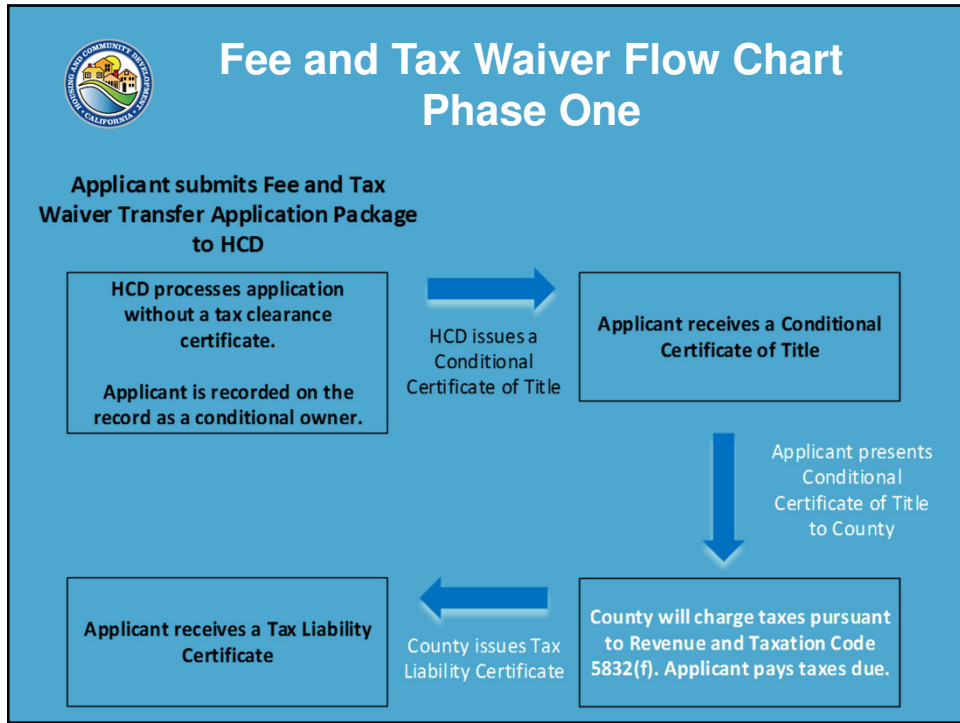
- Manufactured Home/Mobilehome must be registered or previously registered within California
- Applicant is currently not the registered owner on record
- Applicant has not previously filed for relief
- Applicant provides all documentation showing ownership and date of acquisition



HCD's Determination of Waived Fees

AB 587 waives certain fees and taxes : "Payment of all annual renewal fees assessed from the time the applicant took ownership interest or December 31, 2015, whichever is later, and the time the applicant applied for fee and tax relief pursuant to Section 18116.1."







Conditional Certificate of Title

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CONDITIONAL CERTIFICATE OF TITLE

Manufacturer ID/Name					Track Name					Model					Decal: XXX1234				
0000					0000					0000					0000				
Serial Number					Label/Tagging Number					Weight					Length				
0000					0000					0000					0000				
Issued					Issued					Issued					Issued				
00/00/2016					00/00/2016					00/00/2016					00/00/2016				

Address:
JOHN DOE
2020 W. EL CAMINO AVE. STE. 200
SACRAMENTO, CA 95833

Conditional Owner(s):
JOHN DOE
JOE DOE
Joint Tenants with Right of Survivorship
2020 W. EL CAMINO AVE. STE. 200
SACRAMENTO, CA 95833
Conditional Owner Sale/Transfer Price: \$12,500.00 Transfer Date: 12/08/2010

Site Address:
2020 W. EL CAMINO AVE. STE. 200
SACRAMENTO, CA 95833

SAMPLE

**CONDITIONAL
CERTIFICATE OF TITLE**

IMPORTANT
A CONDITIONAL CERTIFICATE OF TITLE MAY NOT BE USED TO DEMONSTRATE REGISTERED
OWNER STATUS FOR THE PURPOSES OF A RESALE OR TRANSFER OF TITLE, TO SECURE A
LOAN OR LIEN, OR FOR ANY OTHER PURPOSES.

DTH: 002483 1002008-1



Tax Liability Certificate

Tax Liability Certificate
COUNTY OF _____

SERIAL NUMBER:	DECAL NUMBER:
ADDRESS OF MOBILEHOME:	ASSESSOR'S PARCEL NUMBER:
CURRENT REGISTERED OWNER NAME: ADDRESS:	APPLICANT NAME: ADDRESS:

I hereby certify the following:

\$(amount) in delinquent taxes were paid pursuant to Revenue and Taxation Code section 5832(f) for the 2016 calendar year (January 1, 2016 – December 31, 2016).

Taxes, penalties and/or interest not paid as of the date of sale remain the responsibility of the prior assessee(s) of record pursuant to Revenue and Taxation Code section 5832(d)(1).

Check applicable box:

A tax liability still exists for the following prior assesse(s):
(Name of assesse(s) for the fiscal year(s) _____, in the amount of \$(amount).

There are no additional tax liabilities.

THIS CERTIFICATE IS VOID AFTER DECEMBER 31, 2019.

County Tax Collector
State of California

Executed at (time), (county) County this (day) day of (month), (year).

(SCO 10-3)(2017)

SAMPLE



What happens after December 31, 2019?

Owners that are listed as conditional owners with HCD that do not complete phase 2 of the Fee and Tax Waiver Program prior to December 31, 2019 will be removed from HCD records.

The mobilehome title and registration information will revert to the last registered owner on record.



Obstacles and Solutions

- Public not aware of program
 - HCD is increasing outreach.
- Inconsistent information provided to consumers
 - Dedicated Fee and Tax Waiver Team
 - Guidance Documents
 - Stakeholder outreach and training



Outreach – Mobile Events



Outreach – Mobile Events



"Thank you very much for saving my home with this program. I have been waiting for three years to finally take care of this."

—Joan from Lancaster

Outreach – Consumer Facing Website

www.RegisterYourMobilehomeCA.org

Outreach – Consumer Facing Website

Ten Steps to Obtain Your Title and Registration

Step One: Determine if you are eligible. You may be able to waive past due fees and taxes if:

- Your mobilehome/manufactured home was registered with the California Department of Housing and Community Development (HCD) in the past by another owner.
- Your mobilehome/manufactured home was not previously registered in your name. This is not eligible if you already have title and past registration and have accumulated past due registration fees or taxes, or if you have already participated in the Fee and Tax Waiver Program.

Step Two: Gather these items.

- Your decal number. The decal is a small metal plate that is usually attached to the outside of the home. The decal number is listed on the plate and has three letters and four numbers. (You will be asked to include the decal number on all of your Fee and Tax Waiver program application forms.)
- People who own homes that have a blue HCD decal beginning with the letter "AB" are responsible for paying "annual registration renewal" fees and may be able to waive past due "annual registration renewal" fees.
- People who own homes that have a red HCD decal beginning with the letter "LPT" are responsible for paying "local property" taxes, and may be able to waive past due "annual registration renewal" fees.
- People who own homes that only have a DMV license number and are responsible for paying "annual registration renewal" fees and may be able to waive past due "annual registration renewal" fees.
- If your license plate was issued by the Department of Motor Vehicles (DMV), contact HCD to

Available resources on webpage include:

- Fee and Tax Waiver Program Application
- Ten Steps to Obtain Your Title and Registration
 - Step by step instructions on how to apply
 - Links to additional forms
 - Breakdown of required fees
- Program Flyer
- Upcoming Program Events
- Contact information
- Spanish mirrored website
- Google translate available for other languages

www.RegisterYourMobilehomeCA.org



Additional Resources

HCD Resources

- Website: www.hcd.ca.gov
 - FAQ for County Treasures and Tax Collectors
 - Sample Press Release for County Treasures and Tax Collectors
 - Email: feeandtaxwaiver@hcd.ca.gov
 - Phone: (800) 952-8356

State Controllers Office Resources

- FAQ for County Tax Collectors and Assessors
- Program contact: Jennifer Montecinos
 - Jennifer.montecinos@sco.ca.gov

Questions?

