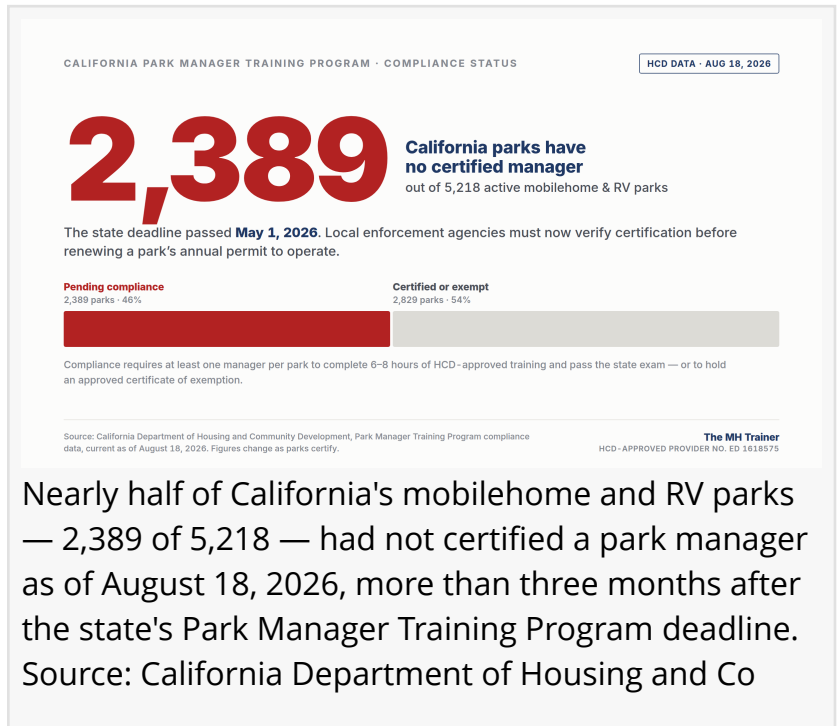


Deadline Passed: 2,389 California Parks Risk Losing Their Permit to Operate

Three months after the Park Manager Training Program deadline, 46% of California's mobilehome and RV parks are still pending compliance.

LONG BEACH, CA, UNITED STATES, August 19, 2026 /EINPresswire.com/ -- California's Park Manager Training Program (PMTTP) deadline has passed. Every mobilehome and RV park in the state was required to have at least one certified, trained manager in place by May 1, 2026. According to compliance data published by the California Department of Housing and Community Development (HCD), 2,389 of the state's 5,218 active parks — 46 percent — remained pending compliance as of August 18, 2026, having neither certified a manager nor secured one of the program's two narrow exemptions.



“

Nearly twenty-four hundred parks is not a rounding error — that is half the state operating on borrowed time.”

Yvette Hitchens, Founder, The MH Trainer

For those 2,389 parks, the risk is now attached to the one document that allows them to legally stay open. Local enforcement agencies are required to verify that a park has at least one certified or exempt manager before issuing that park's annual permit to operate.

Under California Health and Safety Code Section 18700, a willful violation of the Mobilehome Parks Act can result in suspension or revocation of the permit to operate, civil penalties of up to \$500 for each violation — or for each day of a continuing violation, and misdemeanor

prosecution carrying a fine of up to \$400, up to 30 days' imprisonment, or both. Applied across a multi-park portfolio, those per-day penalties compound quickly.

Owners should not assume they are exempt. The program permits an exemption in only two circumstances — the manager holds a valid California real estate license, or the park is a temporary recreational vehicle park, incidental camping area, or tent camp — and the exemption must be applied for through HCD's Park

Owner/Operator portal. It is not granted automatically, and the annual \$350 certificate fee applies either way.

"Nearly twenty-four hundred parks is not a rounding error — that is half the state operating on borrowed time," said Yvette Hitchens, Founder of The MH Trainer and an HCD-approved PMTP provider. "I am hearing from owners who assumed this would get pushed, or that someone in the office had handled it. It did not get pushed, and in a lot of cases nobody handled it. The good news is this is one of the easiest compliance problems in the industry to fix. It is six to eight hours online. You can be certified this week."

Certification in a Single Workday

The MH Trainer (HCD-Approved Provider No. ED 1618575) is listed on HCD's official roster of approved third-party PMTP providers. Its course is 100% online and self-paced — twelve modules and a final exam completed in six to eight hours, from any device, with no travel and no classroom dates — and is led by an ARELLO Certified Distance Education Instructor (CDEI™), REEA Gold Standard Instructor, and licensed California broker with nearly 30 years of hands-on manufactured housing experience. The MH Trainer handles HCD submission and guarantees certificate filing within five business days.

CALIFORNIA PARK MANAGER TRAINING PROGRAM

~~May 1, 2026~~ **PASSED**

Is your park still uncertified?

Local enforcement agencies must now verify a certified manager before renewing your annual permit to operate.

Get certified this week themhtrainer.com
562-661-5013

2,389
California parks with no certified manager

\$500
Civil penalty per violation — or per day

6-8 hrs
To be fully compliant, 100% online

THE MH TRAINER · HCD-APPROVED PROVIDER NO. ED 1618575

The California Park Manager Training Program deadline passed May 1, 2026. Certification takes six to eight hours online through an HCD-approved provider.

CA

STATE OF CALIFORNIA · HCD

**Approved
Park Manager
Training Provider**

PROVIDER NO. ED 1618575

The MH Trainer

Park Manager Training Program (PMTT) · California

Listed on the California Department of Housing and Community Development's official roster of approved third-party Park Manager Training providers. All coursework meets or exceeds Title 25 and HCD requirements.

The MH Trainer is listed on the California Department of Housing and Community Development's official roster of approved third-party Park Manager Training providers.

Volume Pricing for 10 or More Licenses

The certification course is \$345 per license. Owners and management companies certifying 10 or more managers pay \$245 per license — a savings of \$100 per manager — with consolidated billing and invoicing. A manager who oversees multiple parks needs only one enrollment to cover every park in their portfolio.

Enrollment and course details: themhtrainer.com/park-manager-training-program

Group licensing and invoicing: info@themhtrainer.com | 562-661-5013

About The MH Trainer

The MH Trainer is a California HCD-approved education provider (No. ED 1618575) delivering Park Manager Training and manufactured housing licensing education online. Founded by licensed California broker Yvette Hitchens — an ARELLO Certified Distance Education Instructor (CDEI™) and REEA Gold Standard Instructor — all courses meet or exceed Title 25 and HCD requirements.

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Note to Editors: Compliance figures cited (2,389 of 5,218 active parks pending compliance) reflect data published by the California Department of Housing and Community Development, current as of August 18, 2026. The Park Manager Training Program is established under California Health and Safety Code, Division 13, Part 2.3.1, with regulations at 25 CCR, Division 1, Chapter 2.3. Penalty provisions are at Health and Safety Code Section 18700. Program details and the approved provider roster are at hcd.ca.gov/mmh/parks/park-manager-training.

Yvette Hitchens

The MH Trainer

+1 562-661-5013

media@themhtrainer.com

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