

Mobilehome Park Rent Stabilization Ordinance

July 23, 2015



Fact Sheet

Purpose	<ul style="list-style-type: none"> Regulate rent levels within all existing mobilehome parks in the City
Applicability	<ul style="list-style-type: none"> All mobilehomes within the City where the unit and the land are not owned by the park owner
Exemption from Ordinance	<ul style="list-style-type: none"> All mobilehomes where the unit and the land are owned by the park owner Units with long term leases in excess of 12 months (Civil Code Section 798.17[b]) Newly constructed spaces initially held out for rent after January 1, 1990 (Civil Code Section 798.7) Units owned/operated by government agencies
Rent Ceiling/Maximum Allowable Rent	<ul style="list-style-type: none"> Annually published Consumer Price Index (CPI) for Los Angeles/Anaheim/Riverside published by US Department of Labor
Permissible Rent Increases	<ul style="list-style-type: none"> An annual increase to capture CPI An adjustment for in-place transfer or a space with an expired State exempt lease/agreement New CIP pass-through City review is required for increases above and beyond CPI & fair and reasonable rate of return on investment
Reporting by Mobilehome Park Owner	<ul style="list-style-type: none"> Yes Annual reporting
Consumer Protection Regulations	<ul style="list-style-type: none"> Protect the homeowner from paying more than the allowable rent levels, having to sign a rental agreement/lease, and against retaliation Homeowners have to be notified in advance of any changes, such as, utility charges or rent levels Homeowners must be provided with a copy of the lease/rental agreement in their native language if the initial negotiation was conducted in their primary language (Spanish, Chinese, Tagalog, Vietnamese, or Korean) Residents elect a representative for each mobilehome park to serve as contact person