



MOBILE HOME PARKS RENT STABILIZATION PROGRAM PROPOSED REVISIONS

Housing and Human Services

June 13, 2024

ADDED NEW DEFINITIONS

- Administrator
- Base Space Rent
- City
- City Information Sheet
- City Manager
- In-place Transfer
- Landlord
- Mobile Home Space
- Rent Increase
- Rental Agreement
- Utility

UPDATED DEFINITIONS

- Base Year
- Consumer Price Index
- Rent
- Rent Review Board

SECTION 5.75.40 ORDINANCE NOTIFICATION

- Any prospective Mobile Home (MH) Owner must be offered the option of renting a MH Space that allows them the benefits of the MH Parks Rent Stabilization Program
- 48 hours prior to any Rental Agreement in excess of 12 months being executed, the MH Park Owner must:
 1. Offer the option of a Rental Agreement for the term of 12 months or less;
 2. Provide the City Information Sheet to existing or new tenants; and
 3. Provide required notification that signing a lease in excess of 12 months that complies with Civil Code Section 798.17 is not entitled to the benefits under the Mobile Home Parks Rent Stabilization Program

SECTION 5.75.40 ORDINANCE NOTIFICATION

- At the time the rental agreement is first offered to the MH Owner or prospective MH Owner, the Mobile Home Owner or prospective should have at least 30 days to inspect the Rental Agreement, and void the Rental Agreement by notifying the MH Park Owner in writing within 72 hours of the acceptance of a Rental Agreement.
- MH Park Owner must provide MH Owner and prospective MH Owners with a copy of Chapter 5.75 of the Riverside Municipal Code

ADDED SECTION 5.75.050 INFORMATION SUPPLIED TO TENANTS

A copy of this Chapter should be posted in the office of every MH Park and in the recreation building or clubhouse of every MH Park

ADDED SECTION 5.75.060 ANNUAL REGISTRATION

- Due Date: June 1st of each year, each MH Park Owner shall file an annual registration, on a form provided by the City Manager
- Contents of Registration Form
- Certification of Registration Forms
- Notice of Sale of a Park
- Notice to Prospective Park Purchasers



ADDED SECTION 5.75.070 WAIVERS

- Unlawful to require or attempt to require, as a condition of tenancy in a MH Park, to waive in a lease or rental agreement or in any other agreements the rights granted to a MH Owner or Tenant by this Chapter.
- Unlawful for a MH Park Owner to deny or threaten to deny tenancy in a MH Park to any person on account of such person's refusal to enter into a lease or rental agreement under such person would waive the rights granted to a MH Owner or Tenant by this Chapter.

ADDED SECTION 5.75.080 RETALIATION PROHIBITED

- Unlawful to retaliate for the MH Owner's organizing, petitioning government for rent relief, or exercising any rights granted under this Chapter
- Unlawful to retaliate against a MH Owner for asserting or exercising their right under this Chapter

ADDED SECTION 5.75.090 PERMISSIBLE RENTAL INCREASES

No Rent in excess of Rent in effect during a calendar year, may be charged unless authorized by one of the following sections:

- 5.75.100 – Automatic Annual Rent Increases
- 5.75.110 – Rent Following the Expiration of an Exempt Lease
- 5.75.120 – Rent Increases Upon In-Place
- 5.75.150 – Rent Increase Procedures

ADDED SECTION 5.75.100 ANNUAL RENTAL INCREASES; LIMITS

Starting in 2025, and on or after January 1st of each year, the annual rent may be increased by an amount that **does not exceed 80% of the Consumer Price Index** for the 12-month period ending July 31st of the prior year, provided that the annual automatic increase **shall not exceed three percent (3%) of the base rent charge prior to the increase.**



ADDED SECTION 5.75.110 RENT FOLLOWING THE EXPIRATION OF AN EXEMPT LEASE

MH Space was previously exempt under a lease pursuant to Civil Code Section 798.17, upon the expiration of that lease and conversion to a less than 12-month lease, the Base Space Rent, for the purposes of calculating the annual adjustment, shall be the Rent in effect as of the date of expiration of the lease.

ADDED SECTION 5.75.120 RENT INCREASES UPON IN-PLACE TRANSFER

- Upon the closure of an in-place transfer or other conveyance of a MH, the rent may increase by four percent (4%)
- No rent increase may occur when an existing MH Owner or resident replaces an existing MH with another MH

ADDED SECTION 5.75.120 RENT INCREASES UPON IN-PLACE TRANSFER

- No rent increase may be imposed where the title to the Mobile Home passes to one or more person(s) who at the time of title transfer were/are parents, siblings, children, nieces, or nephews of the MH Owner and the MH remains in the same space
- No increase may be imposed if an increase was imposed pursuant to this Chapter within the 24-month preceding the most recent transaction that would justify the increase pursuant to this section.

ADDED SECTION 5.75.130 LIMITATION ON FREQUENCY OF RENTAL INCREASES

- No rent increase shall be imposed by a Mobile home Park Owner more frequently than one each calendar year.
- Proposed rental increases resulting from an unseen assessment, special tax or general tax increase shall be submitted to the Rent Review Board.

NEW SECTION 5.75.140 UTILITIES AND RELATED SERVICES

- Mobile Home Park Owner may collect utilities monthly based on the previous annual costs. All such utility charges may only be collected on a monthly basis. The charges for utility services such as gas, electricity, water, cable television, sewer or other services shall be presented to the Mobile Home Owners with adequate documentation.
- MH Owners shall be notified in writing, within 60 days of the exact amount of the utility rent.

SECTION 5.75.150 RENT INCREASE PROCEDURES

Application for Rent Increase Review shall be filed with the City Manager

- Work satisfies the definition of capital improvement set forth in Section 5.75.030;
- 51% of the occupied spaces in the park, with one vote per space have consented to the capital improvements (exception when capital improvements are necessary to protect the health and safety of the park, its residents or neighbors)
- No prior rent increases have been charged based upon or including the cost of the capital improvements; and
- All documentation and information has been provided by the MH Park Owner.



SECTION 5.75.150 RENT INCREASE PROCEDURES

- Rent increases granted under this section shall be amortized over the useful life of the improvements and appropriated among all rental spaces within a park
- Notice of Hearing
- Hearings
- Standard for calculating of rental increases
- Decision
- Appeal

QUESTIONS



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