



MOBILE HOME PARKS

Rent Stabilization Ordinance

Mobile homes are subject to the Rent Stabilization Ordinance (RSO), whether rent is paid for the mobile home and the land upon which the mobile home is located, or rent is paid for the land alone. Recreational vehicles, as defined in California Civil Code Section 799.29, are also included if located in a mobile home park or a recreational vehicle park, whether rent is paid for the recreational vehicle and the land upon which it is located, or rent is paid for the land alone. Mobile home parks with permits to operate issued on or after February 10, 1986, and recreational vehicles occupied in a park less than nine months are exempt from the RSO. Also exempt are tenants under lease agreements exceeding 12 months.

LEASE AGREEMENTS EXCEEDING 12 MONTHS

Ordinance 180,071 effective August 30, 2008, supplements the provisions of the State's Mobile Home Residency Law. Under sections of the California Civil Code pertaining to mobile home parks, tenants who enter into a long-term, written, lease agreement exceeding twelve (12) months are exempt from local rent control ordinances. For this exemption to apply and before any rental agreement in excess of 12 months is executed by the prospective mobile home owner, the prospective mobile home owner shall:

- Be offered the option of a rental agreement for a term of 12 months or less, and
- Be informed both orally and in writing that a lease or rental agreement in excess of 12 months shall not be subject to the terms and provisions of the Rent Stabilization Ordinance.
- Be provided a notice, which complies with the language and form indicated in Section 151.29 E of the RSO, advising the lessee that the lease is exempt from the provisions of the RSO.

Landlords are not allowed to require existing tenants to enter into a new lease term of twelve (12) months or more as a condition of tenancy. Every mobile home owner and every prospective mobile home owner is entitled to the option to reject any lease or rental agreement offered and is entitled to accept a rental agreement for less than 12 months, including a month-to-month tenancy; a prospective mobile home owner who rejects an offered rental agreement in excess of 12 months duration shall be entitled instead to accept a rental agreement for 12 months or less from the date that the offered rental agreement was to have begun. In the event the prospective mobile home owner elects to have a rental agree-

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LOS ANGELES, CA 90502

3550 WILSHIRE BLVD.
15TH FLOOR
LOS ANGELES, CA 90010

8475 S. VERMONT AVE.
2ND FLOOR
LOS ANGELES, CA 90044

1645 CORINTH AVE.
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ment for a term of 12 months or less, including a month-to-month rental agreement, the rental agreement shall contain the same rental charges, terms and conditions as the rejected rental agreement during the first 12 months, except for options, if any, contained in the offered rental agreement to extend or renew the rental agreement.

A prospective mobile home owner may cancel a mobile home rental agreement by notifying park management in writing of the cancellation within 72 hours of the execution of the agreement.

VACANCY DECONTROL

The vacancy decontrol provisions of the Rent Stabilization Ordinance apply to mobile home parks as follows:

If the rental unit is the land or pad, and a tenant sells his coach in place to a new tenant, the rent is not decontrolled. The rent may be increased either 10% or to an amount equal to the highest comparable rent in the park, whichever is the lower amount. If the landlord assesses the 10% increase, the anniversary date for the unit remains in effect and the landlord may also collect the allowable annual increase.

If the rental unit is the coach and the land, after a voluntary vacancy or as a result of eviction pursuant to Section 151.09A1, A2, or A9, and the coach is permanently removed from the site, then the unit is decontrolled and the owner may increase the rent to any amount. After re-renting the site, it is controlled by the provisions of the Ordinance and a rent increase may not be imposed until 12 consecutive months have elapsed and it may not exceed the allowable annual increase.

Because of the limited vacancy decontrol provision, the annual allowable rent increase can be given at any time, if at least twelve months have elapsed since the last increase. The annual allowable increase in mobile home parks may be given on the anniversary date of the last increase, regardless of whether or not the current tenant has occupied the space for twelve months.

CLOSURE OR CONVERSION OF MOBILE HOME PARKS

In accordance with LAMC Sections 47.09, 17.04, and 19.02, property owners who wish to close or convert a mobile home park to other uses must first file an impact report with the City of Los Angeles and receive approval before a closure or conversion will be allowed to proceed.

SIGNIFICANT STATE LEGISLATION REGARDING MOBILE HOME PARKS

The following information has been provided to assist the public with significant information on the State law pertaining to mobile homes.



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Rent Increases - Notice Requirements

Pursuant to Section 798.30 of the Mobile Home Residency Law, the landlord shall give the tenant 90 days notice of any rent increase, prior to the effective date of the increase.

Additional Tenants

Additional tenants who move into a mobile home after creation of the original tenancy are subject to California Civil Code Sections 798.34 and 798.35. These are State law provisions governing allowable rent increases for additional tenants living in a mobile home park.

Definition Of A Tenant

In the case of a tenant in a mobile home park, the term "tenant" as defined in Section 151.02N of the Los Angeles Municipal Code shall also include a homeowner or resident, as those terms are defined in the Mobile Home Residency Law, California Civil Code Section 798.9 and Section 798.11 (LAMC 151.02N).

Interest On Security Deposits

Mobile home parks are exempt from the RSO provision requiring payment of interest on security deposits (LAMC 151.06.02H).

Mobile Home Park Resident Rights

Mobile home residents must be provided annual notification (before February 1st) of manufactured home/mobile home owner's rights by the park owner.

THIS INFORMATION IS OFFERED FREE OF CHARGE TO THE GENERAL PUBLIC.

While this publication is designed to provide accurate and current information about the law, readers should consult an attorney or other expert for advice in particular cases, and should also read the relevant statutes and court decisions when relying on cited material. Laws and guidelines are frequently amended. The HCIDLA recommends that you verify information in the event that new changes are not yet reflected in this publication. The HCIDLA does not assume and hereby disclaims any liability to any party for any loss, damage, or disruption caused by errors or omissions, whether such errors or omissions result from negligence, accident, or any other cause.

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