

Mobile Home Park Rent (Rent Control Ordinance) Ad- hoc Committee

**with assistance from the Tehama County
Planning Department**

Background

Under AB 1482, mobile homes located within mobile home parks are exempt from statewide rent stabilization. This exemption creates a gap in local tenant protections for residents who rent space within these parks. The following framework is intended to address that gap in a measured manner while preserving fairness and predictability for both tenants and park owners.

Potential Ordinance Components

- The ordinance could require advance written notice of any rent increase, with a notice period of approximately 90 to 120 days. Annual rent increases could be limited to a defined percentage, such as 5 percent plus CPI, to mirror the structure used in AB 1482. The ordinance could also limit rent increases to no more than once per year.
- A process could be established allowing park owners to request rent increases above the annual cap, subject to County review and approval. Such requests would need to be supported by demonstrated need, including major infrastructure upgrades, documented increases in operational costs, or evidence of financial hardship affecting park viability.
- Enforcement could remain complaint-based and be administered through existing County channels to minimize administrative burden. The ordinance would also explicitly recognize that park owners retain the right to a fair and reasonable return on their investment.

Duration and Review

- The ordinance could include a two- to three-year sunset clause, allowing the Board to review its impacts, effectiveness, and any unintended consequences before considering renewal or modification.
- To maintain consistency with state law, the ordinance would automatically become void if AB 1284 is repealed at the state level. If AB 1284 is amended, the County ordinance would automatically conform to the amended provisions applicable to mobile home park tenants.

Investor and Development Considerations

Tehama County seeks to remain a place where responsible investment is welcomed. The intent of this framework is not to discourage development, but to create stability and predictability for tenants while maintaining a transparent and consistent regulatory environment for park owners and investors. The ordinance could explicitly apply prospectively rather than retroactively, reinforcing that it is not intended as after-the-fact regulation but as a forward-looking policy approach.

QUESTIONS ?
