

ORDINANCE NO.

AN ORDINANCE OF THE COUNTY OF TEHAMA ADDING CHAPTER 10.18 TO THE TEHAMA COUNTY CODE TO EXTEND JUST CAUSE EVICTION AND RENT STABILIZATION PROTECTIONS TO TENANTS RESIDING IN MOBILEHOME PARKS

THE BOARD OF SUPERVISORS OF THE COUNTY OF TEHAMA ORDAINS AS FOLLOWS:

Section 1. Findings and Purpose.

1. The Board of Supervisors finds that maintaining stable, fair, and predictable housing costs and occupancy protections for residents of Mobilehome Parks is necessary to promote public health, safety, and welfare, while preserving incentives for continued investment and operation of Mobilehome Parks within the unincorporated area of Tehama County.

2. The purpose of this ordinance is to extend, on a prospective basis, just cause eviction and rent stabilization protections modeled on California’s Tenant Protection Act of 2019 (AB 1482), as amended from time to time, to tenancies involving the rental of Mobilehome Spaces in Mobilehome Parks, while providing a clear process by which park owners may request exemptions or adjustments, subject to defined criteria and County review.

3. This ordinance is intended to balance the interests of tenants and park owners by aligning rent stabilization and just cause requirements with continued operation and reinvestment in Mobilehome Parks, and by requiring a time-limited expiration and Board review to allow course correction if unintended consequences arise.

Section 2. Addition of Chapter [to be assigned], “Mobilehome Park Tenant Protections.”

10.18.01 Definitions. For the purposes of this Chapter:

1. “Mobilehome” has the meaning set forth in California Civil Code Section 798.3.
2. “Mobilehome Park” has the meaning set forth in California Civil Code Section 798.4.
3. “Owner” means the owner or operator of a Mobilehome Park, or any person authorized to act on the owner’s behalf.
4. “Space” means a site within a Mobilehome Park designated for the placement of a Mobilehome.
5. “Effective Date” means the date this ordinance takes effect as set forth in Section 5.

10.18.002 Purpose, Applicability, and Incorporation of State Law.

1. Purpose. This Chapter extends to tenants of Mobilehome Spaces in Mobilehome Parks the rent stabilization and just cause for eviction protections provided under the

California Tenant Protection Act of 2019 (AB 1482), codified at Civil Code Sections 1946.2 and 1947.12, as amended from time to time.

2. Applicability. This Chapter applies to the rental of a Mobilehome Space in a Mobilehome Park within the unincorporated area of Tehama County where the Space is the tenant's principal residence.

3. Incorporation by Reference. Except as otherwise provided in this Chapter, the provisions of California Civil Code Sections 1946.2 (just cause for termination) and 1947.12 (rent caps), including definitions, procedures, notice requirements, relocation assistance obligations, and remedies, are incorporated by reference and shall apply to covered Mobilehome Space tenancies as if fully set forth herein.

4. Prospective Application. This Chapter applies only to rent increases noticed or effective, and termination notices served, on or after the Effective Date. Existing rental agreements are not impaired, but this Chapter applies upon renewal, extension, or amendment of such agreements.

5. Transfer of Occupancy. Upon transfer of occupancy to a new tenant, rent regulations under this Chapter continue to apply, and the initial rent shall be established consistent with California Civil Code Section 1947.12.

10.18.03 Exemptions and Adjustments.

1. Application for Relief. An Owner may apply to the Planning Director for an adjustment to the annual rent cap, a capital improvement surcharge, or a hardship exemption. Applications shall be on forms prescribed by the County and shall include financial documentation sufficient to demonstrate the need for relief.

2. Criteria. Relief may be granted where the Owner demonstrates that: (a) the relief is necessary to obtain a fair and reasonable return or to recover costs of qualifying capital improvements; (b) the relief is reasonably tailored in scope and duration; and (c) the Owner has not engaged in conduct designed to evade this Chapter.

3. Decision and Appeal. The Planning Director shall issue a written decision within 60 days of a complete application. An Owner or affected tenant may appeal to the Board of Supervisors within 15 days.

4. Regulations. The Board may adopt regulations establishing procedures, filing fees, notice requirements, and other details for the administration of this section.

10.18.04 Administration and Enforcement.

1. Administration. The Planning Director shall administer this Chapter and may adopt forms, guidance, and regulations consistent with its terms.

2. Enforcement. The County may enforce this Chapter through administrative action, civil proceedings, or any other remedy authorized by law. Tenant remedies under state law remain available.

3. Retaliation Prohibited. An Owner shall not retaliate against a tenant for exercising rights under this Chapter.

10.18.05 Expiration and Review.

1. Expiration. This Chapter shall expire on twenty-four (24) months after passage, unless extended by ordinance.

2. Review. At least **90 days** before the expiration date, staff shall present a report to the Board evaluating impacts on rent levels, park operations, tenant stability, and exemption activity, and recommending whether to extend, modify, or allow this Chapter to expire.

10.18.06 Severability. If any provision of this Chapter is held invalid, the remaining provisions shall remain in full force and effect.

Section 3. Conforming Amendments. The Tehama County Code is amended to add Chapter 10.18 as set forth in Section 2 of this ordinance.

Section 4. Implementation; Regulations. The Planning Director is authorized to take administrative actions necessary to implement this ordinance, including adopting forms, procedures, and guidance.

Section 5. Effective Date; Publication. This ordinance shall take effect thirty (30) days after the date of final passage, and, together with the names of the members of the Board of Supervisors voting for and against the ordinance, shall be published in a newspaper of general circulation at least once before the expiration of fifteen (15) days from the date of passage.

PASSED AND ADOPTED this [**day**] day of [**month**] 2026, by the Tehama County Board of Supervisors, State of California, by the following vote:

AYES:
NOES:
ABSENT:

COUNTY OF TEHAMA

By: _____
Tom Walker, Chair
Tehama County Board of Supervisors

ATTEST:

By: _____
CLERK OF THE BOARD

APPROVED AS TO LEGAL FORM

By: _____
OFFICE OF THE COUNTY COUNSEL