

Service Reductions Municipal Code Section 2.18.250

Homeowners may request a decrease in rent if there has been a decrease in services at the mobile home park. Service reduction request must be in writing and filed with the City Council. Service includes physical improvements or amenities.

Allegations of service reductions should state the following:

1. Affected spaces
2. Prior level of service established by the park owner for the homeowners mobile home space and common facilities used by the homeowner:
3. The specific changes in the prior level of services comprising the alleged reduction in service
4. Date the service reduction was first noticed by the homeowner
5. Date of notice to the park owner of alleged service reduction, and if the notice was given, whether it was orally or in writing
6. Whether the condition was improved or corrected and if so, when and how
7. The status of the condition as of the date the allegation is signed.

Temporary Rental of Mobile Homes Municipal Code Chapter 9.60

The City allows the temporary rental of a mobile home under certain circumstances listed below, until a home can be re-occupied by the owner or sold.

- a. An owner of a mobile home has resided for at least one year prior to the vacancy that necessitates renting the home and is gone due to illness, death or for other than vacation purposes.
- b. Any renter must meet all rules of the park and may occupy the home for up to 1 year.
- c. Prior to moving in, the renter and owner must provide owner of park with a list of information contained in the Ordinance.
- d. Temporary rentals may not exceed 12 months in any 2 year period. If the owner resumes occupancy, no other rental may be allowed until 18 months have expired.

Limited Period Rent Increases Municipal Code Section 2.18.300

1. Limited rent increases for capital improvements which did not previously exist are only allowed when the improvement, the amount and duration of the rent increase have been approved by the majority of the homeowners
2. Any increase and its expiration date shall be listed separately from base rent on monthly rent bills.

WHAT EVERY MOBILEHOME OWNER SHOULD KNOW ABOUT RENT CONTROLLED MOBILE HOME PARKS IN CAPITOLA

The City of Capitola has a Rent Stabilization Ordinance (Chapter 2.18) for parks that are NOT resident owned. It may be viewed on the City's website at www.ci.capitola.ca.us in the Municipal Code.



City of Capitola
420 Capitola Ave
Capitola, CA 95010
831 475-7300

www.ci.capitola.ca.us

Important Numbers:

- Santa Cruz County Mobile Home Commission 454-2040
- Calif. Mobile home Resource & Action Association 408.244-8134
- Housing & Comm. Dev. Inspection 831.644-6158
- State Housing & Community Development: <http://www.hcd.ca.gov/>
- Mobile home Ombudsman 1-800-952-5275

Know your rights!

Whether you are an experienced mobile home park resident or a first time mobile home buyer, there are important things you should know **BEFORE** you sign a rental agreement. The City of Capitola wants you to be as informed as possible before you make any commitments.

In a meeting with park management, you will be asked to sign a Rental Agreement before you move in. State law allows you a **CHOICE** of signing a month-to-month or a one-year agreement. A park owner **CANNOT** make signing a long-term lease as a condition of the sale. The management is also allowed to offer you a long-term lease (more than one year). Many of these long-term leases appear to offer considerable security over the term of the lease.

We caution you to make your decision carefully. Each of the rental parks in Capitola has Homeowners' Associations that can offer you the benefit of their experience and resources to help you make the best possible decision.

If you sign a long-term lease of twelve months or longer, in a non-resident owned park, then the Capitola Mobile Home Park Rent Stabilization Ordinance will NOT apply to you and you will lose valuable protections.

KEY ELEMENTS OF CAPITOLA MOBILE HOME PARK RENT CONTROL LAWS

Municipal Code Chapter 2.18

1. These Laws do not apply to Resident Owned Parks.
2. Your rent may be raised only once per year. The maximum annual rent increase shall be equal to 60% of the change in the consumer price index (CPI) for the immediately preceding September to August period, or a maximum annual increase of 5% of existing base rent, whichever is less.
3. Homeowners may request a decrease in rent if there has been a decrease in service in the mobile home park.
4. The rent may not be raised when the home is sold. Your rent may not be more than the previous owner's rent.
5. Limited rent increases for "capital improvements" may be allowed.
6. A mobile home may not be rented except under special circumstances. (Chapter 9.60)
7. Mobile home owners who live in rental parks must pay an Administrative Service Fee to the City of Capitola (Chapter 3.34) to partially reimburse the City for expenses incurred in administering, enforcing, and defending its rent stabilization program. Each household will be billed semi-annually, and each household shall have the option of paying the entire fee in a single payment.

POTENTIAL PITFALLS OF A LONG TERM LEASE

If you sign a long-term lease, please consider the following possibilities:

1. You may be charged more rent than the previous owner of your home.
2. You may be promised a number of years of no rent increase, but after that, your rent may be increased more than your neighbors who are protected by the Capitola Mobile Home Park Rent Stabilization Ordinance.
3. During the term of your lease, if you sell your home, you may have to find a buyer who will accept the long-term lease you signed or a new lease acceptable to the park owner. The new buyer may not have the option of returning to a lease that is protected under the Rent Stabilization Program

**Don't Be Afraid to
Seek Professional
Advice!**