

MOBILE HOME RENT CONTROL ORDINANCE

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THE CITY OF
NOVATO
CALIFORNIA

TODAY'S PURPOSE

- To provide factual information about what the Novato Mobile Home Rent Control ordinance says
- The purpose is NOT:
 - To provide legal advice
 - To address the details of individual situations
 - To discuss, in detail, the parameters of state law



RESOURCES

www.novato.org



The screenshot shows the City of Novato website homepage. At the top, there is a navigation bar with links for Calendar, FAQ, Jobs, E-Notification, News, and Services Directory. Below this is a search bar and social media icons for Twitter and Facebook. The main header features the City of Novato logo and a navigation menu with links for HOME, ABOUT NOVATO, DEPARTMENTS & SERVICES, DOING BUSINESS, and I WANT TO... A large banner image of a road through hills is displayed. To the right of the banner, there are two callout boxes: 'IN THE SPOTLIGHT' with a link to 'CITY HOT TOPICS' and 'E-NOTIFICATION' with a link to sign up for news. Below the banner, there are three main sections: 'Your City Council' (with links to Parks & Recreation, Agendas & Minutes, Video Streaming, Municipal Code, Building Permits, RFP / Bid Notices, File Police Report, and Open Novato), 'Top Stories' (with links to MERA Accepting Exemption Applications for Low-income Seniors, City Studies Next Focus Area for General Plan, Friday Nights: Live Music at City Hall, Apply Now for the NPD Community Academy, and Preview of 3/10 City Council meeting), and 'Upcoming Events' (with links to Lunch at Margaret Todd Cafe!, English as a Second Language, Council Meeting - 3/10/15, and HICAP Meetings). A red arrow points to the 'Municipal Code' link in the 'Your City Council' section. At the bottom, there is a footer with contact information and a copyright notice.

- For Novato (current web site), go to www.novato.org, click “Municipal Code”, go to chapter 20 (XX) “Rent Control – Mobile Homes”
- New Novato web site (beginning April) – click “About Novato”, then click “Novato Municipal Code” on the left side menu
- State Law: www.hcd.ca.gov/codes/mp/docs/mrl.pdf



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WHAT DOES THE ORDINANCE DO? (1 OF 2)

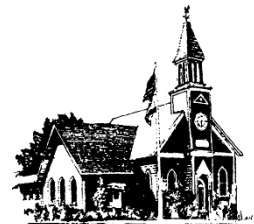
- Established in 1997
- Imposes a limit on general space rent increases of 100% of the increase in the Consumer Price Index (CPI) for the previous 12 month period.
- Does not apply to spaces subject to a lease of 12 months or greater.
- Applies to recreational vehicle (RV) spaces occupied for a period in excess of 9 months.

Year	CPI Increase %
2005	2.2%
2006	3.8%
2007	2.6%
2008	4.2%
2009	0.17%
2010	0.95%
2011	2.9%
2012	2.8%
2013	2.8%
2014	3.0%



WHAT DOES THE ORDINANCE DO? (2 OF 2)

- Includes “Vacancy Control” provision which means that an increase in rent is not allowed upon a transfer of a mobilehome.
- Allows for increases in rent due to pass throughs – such as utility charges and assessments.
- Park owner can apply for a rate increase above CPI in certain situations (capital improvements or net operating income). Such increases are subject to a hearing held before a hearing officer who shall apply a fair return standard to any requested increase.
- Requires park owner to pay an annual administrative fee (\$60) to the City for each space subject to rent control.
- Ordinance remains in effect unless City Council repeals.



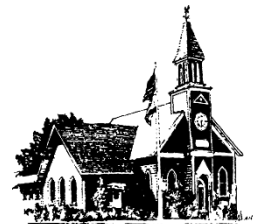
WHAT ARE MY OPTIONS WHEN I AM BEGINNING RESIDENCY AT A PARK?

- Ordinance requires park owner to disclose to any prospective tenant the rent paid by the previous tenant and to give the prospective tenant a copy of the Mobilehome Rent Control Ordinance.
- Park Owner must offer a month-to-month lease on same terms and conditions as a lease 12 months or greater.
- Park owner also required to disclose, in writing, that tenant has a month-to-month option and that a lease 12 months or greater will not be subject to rent control.
- No automatic renewals of lease at the option of one party pursuant to Cal. Civil Code Section 798.17(g) (for leases after 1/1/1993)



WHAT HAPPENS WHEN MY LEASE ENDS?

- At expiration of Lease Term, homeowner can elect to:
 - Sign a new lease with a term of 12 months or greater (will not be subject to rent control ordinance).
 - Sign a new lease with a term less than 12 months (will be subject to the rent control ordinance)
 - Sign a rental agreement for a month-to-month tenancy (will be subject to the rent control ordinance)
- Regardless of option chosen, tenant still subject to all rules and regulations of the park.



QUESTIONS?



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