

ATTACHMENT 3

RMC 5.75 New or Changed Definitions

“Administrator” means the individual designated by the City Manager to implement and administer the Mobile Home Parks Rent Stabilization Ordinance.

“Base Space Rent” means the Rent charged on a Mobile Home Space as defined further in this Section at the time of execution of a lease.

“Base Year” means the calendar year in which a new lease is executed. **Remove 1991 from the calendar year.**

“City” means the City of Riverside, a California charter city and municipal corporation.

“City Information Sheet” means an overview of the Mobile Home Park Rent Stabilization Program, its benefits, and contact information of the Administrator.

“Consumer Price Index or” or “CPI” means the Consumer Price Index for All Urban Consumers in the Riverside-San Bernardino-Ontario area published by the Bureau of Labor Statistics of the United States Department of Labor. **(Replace All Wage Earners and Clerical Workers with All Urban Consumers)**

“In-Place Transfer” means the transfer of the Ownership of a Mobile Home with the Mobile Home remaining on the Mobile Home lot following the transfer.

“Landlord” means a Mobile Home Park Owner, Mobile Home Owner, lessor or sublessor who receives or is entitled to receive rent for the use and occupancy of any rental unit or portion thereof, and the agent, representative or successor of any of the foregoing.

“Mobile Home Space” means the piece or area of land and designated space upon which a Mobile Home is situated.

“Rent” means any consideration, including any bonus, benefit or gratuity, demanded or received by a landlord for or in connection with the use or occupancy, including housing services, of a rental unit or in connection with the assignment of a lease or in connection with subleasing of the rental unit. Rent shall not include:

1. Utility charges for charges for sub-metered gas, water and electricity.
2. Charges for refuse disposal, sewer service, and/or other services which are either provided and charged to Mobile Home residents solely on a cost pass-through basis and/or are regulated by state or local law.

3. Any amount paid for the use and occupancy of a Mobile Home unit (as opposed to amounts paid for the use and occupancy of a Mobile Home space).
4. Charges for laundry services.
5. Storage charges.

“Rent Increase” means any rent authorized to be increased and paid by a Mobile Home Owner or Mobile Home Tenant in excess of rent paid for the Mobile Home Space.

“Rent Review Board or Board” is made up of the Administrator, the Finance Director of the City, and an Assistant or Deputy City Manager as selected by the City Manager. **(Replace shall mean the hearing board established pursuant to Section 5.75.055)**

“Rental Agreement” means a written agreement or lease between a landlord and a Mobile Home Owner or Mobile Home tenant for the use and occupancy of a rental unit to the exclusion of others.

“Utility” means a charge separate from the Rent but which can be collected with the Rent. Utility is not included in any increase calculation.