



PROPOSED AMENDMENTS TO THE MOBILE HOME PARKS RENT STABILIZATION PROCEDURES

Housing and Human Services

Housing and Homelessness Committee
September 22, 2025

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BACKGROUND

1. **August 25, 1992**, City Council **amended** Section 5 of the Riverside Municipal Code (RMC) to add Chapter 5.75, establishing a rent stabilization procedure for mobile home parks.
2. **September 15, 2020**, City Council **amended** RMC 5.75.040 to change the Consumer Price Index month from August to July.
3. In **2019**, staff was directed to **conduct a review** of the entire Mobile Home Parks Rent Stabilization Procedure.
4. In 2023, **experienced rent increase** of 7.36%. City Council directed staff to complete a review of RMC 5.75 and research capping rent increases.



BACKGROUND

- 5. City Attorney's Office and staff reviewed the Ordinance and drafted proposed amendments.
- 6. Proposed amendments were shared with park residents in June 2024 and with the WMA and local mobile home park owners in July 2024 to solicit feedback.
- 7. September 23, 2024, Housing and Homelessness Committee discussed and voted to move forward a series of recommendations, including caps on rent increases to City Council for discussion.



ANNUAL RENT INCREASES

YEAR	CPI INDEX	MAXIMUM RENT INCREASES	CPI SOURCE
2013	2.30%	1.84%	Los Angeles – Anaheim - Riverside
2014	0.80%	0.64%	
2015	1.80%	1.44%	
2016	1.10%	0.88%	
2017	1.40%	1.12%	
2018	2.80%	2.24%	
2019	3.90%	3.12%	
2020	2.60%	2.08%	Riverside – San Bernardino - Ontario
2021	1.70%	1.36%	
2022	6.50%	5.20%	
2023	9.20%	7.36%	
2024	3.4%	2.72%	
2025	2.8%	2.24%	



AMENDMENTS APPROVED BY CITY COUNCIL

1. Adding and revising definitions
2. Adding tenant notifications requirements under the Ordinance
3. Annual registration process
4. Retaliation prohibited
5. Rent increase: 80% of the Consumer Price Index with minimum of 2%, and cap of 4%
6. Rent following the expiration of an exempt lease
7. Limiting the frequency of rental increases



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SECTION 5.75.060 ANNUAL REGISTRATION PROPOSED AMENDMENT

- a. Identify number of park spaces and total number participating in the MHPRSP.
- b. Provide rent schedule



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SECTION 5.75.100 AUTOMATIC ANNUAL RENTAL INCREASES PROPOSED AMENDMENT

Decrease the cap on annual rental increases from 4% to 3%



RENT INCREASES UPON IN-PLACE TRANSFER

- a. No rent increase may be imposed where the title to the Mobile Home passes to one or more person(s) who at the time of title transfer were/are immediate family (parents, siblings, spouse, and children) of the MH Owner and the MH remains in the same space
- b. No increase may be imposed if an increase was imposed pursuant to this Chapter within the 24-month preceding the most recent transaction that would justify the increase pursuant to this section.



UTILITIES AND RELATED SERVICES

- Mobile Home Park Owner may collect utilities monthly based on the previous annual costs. All such utility charges may only be collected on a monthly basis. The charges for utility services such as gas, electricity, water, cable television, sewer or other services shall be presented to the Mobile Home Owners with adequate documentation.
- MH Owners shall be notified in writing, within 60 days of the exact amount of the utility rent.



RECOMMENDATION

That the Housing and Homelessness Committee discuss the proposed amendments to Mobile Home Parks Rent Stabilization Ordinance.

