



MOBILE HOME PARKS RENT STABILIZATION ORDINANCE ANNUAL PUBLIC HEARING

Housing and Human Services

City Council

September 16, 2025

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BACKGROUND

- **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
- **September 15, 2020**, City Council **amended** RMC 5.75.040 to change the Consumer Price Index month from August to July
- In **2019**, staff was directed to **conduct a review** of the entire Mobile Home Parks Rent Stabilization Procedure
- 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.



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BACKGROUND

- City Attorney's Office and staff reviewed the proposed amendments to the Ordinance
- Proposed amendments to the Ordinance were shared with the park residents in June 2024 and with the WMA and local mobile home park owners in July 2024 to solicit feedback.
- 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.



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BACKGROUND

February 4, 2025, City Council approved the following changes to RMC 5.75:

RMC Section	Description
5.75.030 Definitions	Adding or revising definitions
5.75.040 Ordinance Notifications	Add requirements for tenant notification under the Ordinance
5.75.050 Information Supplied to Tenants	Mobile Home Parks Rent Stabilization Program information and the city informational sheet shall be posted in the office of every mobile home park and in recreation buildings and/or clubhouses of every mobile home park.
5.75.060 Annual Registration	Due annually on June 1 st to include park contact's information and notice the City Manager of the listing of sale or transfer and the name and address of buyer or transferee.
5.75.080 Retaliation Prohibited	Prohibiting retaliation for tenants participating in the Mobile Home Parks Rent Stabilization Program.
5.75.100 Automatic Annual Rental Increases	Placing a cap on annual rent increases to the lesser of 80% of the CPI or four percent (4%) of the base rent charged prior to the increase and a floor of two percent (2%).
5.75.110 Rent Following the Expiration of an Exempt Lease	A mobile home space that was previously exempt under a lease pursuant to Civil Code Section 798.17, upon the expiration of that lease and conversion to a less than 12-month lease, the Base Space Rent, for the purposes of calculating the annual adjustment, shall be the rent in effect as of the date of expiration of the lease.

ANNUAL PUBLIC HEARING

Purpose of Public Hearing

1. Review activities relative to the Mobile Home Parks Rent Stabilization Ordinance over the past 12 months; and
2. Announce the maximum allowable annual rent increase for 2026 based on the July 2025 Consumer Price Index (CPI) for Riverside-San Bernardino-Ontario.



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RMC SECTION 5.75.027 DISCLOSURE REQUIREMENTS

1. Prospective tenants must be informed that rental agreements with a term of more than one year are not subject to the City's rent stabilization ordinance; and
2. The City is required to notify mobile home park owners annually of their notice obligations under state law and RMC 5.75.027:
 - A. Informing prospective tenants that lease terms of more than one year are not subject to local rent control ordinances; and
 - B. Lease agreements must include a printed copy of the Mobile Home Residency Law.



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MOBILE HOME PARKS RENT STABILIZATION ORDINANCE – RMC SECTION 5.75.040

Allowable annual rent increases each calendar year

- Up to 80% of the change in the CPI for the year ending July 31st, for Riverside-San Bernardino-Ontario region for the preceding 12 months, with rent increases not to exceed 4% and may be at least 2% of base rent
- Changes in property taxes or government mandated costs in excess of 2% per year
- Capital improvements to existing facilities
- Increases in state fees
- Rent increases associated with sale of a space or if the space is vacant



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PRIOR RENTAL 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%	Riverside – San Bernardino – Ontario
2020	2.60%	2.08%	
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%	



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2026 RENT INCREASE

- CPI for period ending July 31, 2025: 3.5%
- 2026 allowable rent increase: 2.8%
 - This maximum rent increase of 2.8% is within the range allowed by the current ordinance.



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RECOMMENDATIONS

That the City Council:

1. Conduct the public hearing as required by Section 5.75.180 of the Riverside Municipal Code for the Mobile Home Parks Rent Stabilization Ordinance;
2. Direct staff to notify mobile home park owners and representatives on record of the maximum allowable rent increase for calendar year 2026 is 2.8% pursuant to Section 5.75.100 of the Riverside Municipal Code; and



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RECOMMENDATIONS

3. Receive a report on all activities that have taken place relative to the Mobile Home Parks Rent Stabilization Ordinance for the 2024 reporting from September 1, 2024 through August 31, 2025.

