

**FREQUENTLY ASKED QUESTIONS**  
**SAN MATEO COUNTY MOBILEHOME RENT CONTROL ORDINANCE**

- *Which mobilehome parks are covered by the Ordinance?*

The Ordinance applies to mobilehome parks which are either (1) located within the unincorporated area of San Mateo County or (2) by agreement with the County are bound by the Ordinance.

The mobilehome parks currently covered by the Ordinance are:

BAYSHORE VILLA MANUFACTURED HOUSING COMMUNITY 3499 E. Bayshore Rd. Redwood City, CA 94063 (415) 366-0608	BELMONT TRAILER PARK 100 Harbor Blvd. Belmont, CA 94002 (805) 773-4434
LA HONDA TRAILER PARK Hwy 84 La Honda, CA 94020 (415) 365-3133	PILLAR RIDGE 164 Culebra Moss Beach, CA 94038 (650) 728-3389
REDWOOD TRAILER VILLAGE 855 Barron Ave. Redwood City, CA 94063 (999) 366-7383	SEQUOIA TRAILER PARK 730 Barron Ave. Redwood City, CA 94063 (415) 366-0608
TRAILER VILLA 3401 E. Bayshore Rd. Redwood City, CA 94063 (415) 366-0608	

- *What types of units are entitled to rent control protection under the Ordinance?*

All units occupying a space in a licensed mobilehome park, including traditional manufactured homes and other forms of vehicles designed or used for human habitation, such as camping trailers, recreational vehicles, motorhomes, slide-in campers, or travel trailers, are entitled to rent control protection under the Ordinance. (Ord. Code, § 1.30.020.)

Rent control protections under the Ordinance do not preempt any State requirements that the mobilehome space be the principal place of residence of the mobilehome tenant.

- *What space leases are covered by the Ordinance?*

Under State law, the Ordinance applies only to leases for mobilehome park spaces in covered mobilehome parks for terms of **12 months or less**. If you have a lease for a space with a term lasting longer than 12 months, your lease is not covered by the Ordinance.

Mobilehome park owners are not allowed to require tenants to accept lease terms longer than 12 months.

- *How much rent can be charged under the Ordinance?*

Rent is based on rents that were in effect **on July 1, 2003**. The Ordinance allows rents to be increased **once** every twelve (12) months by an amount no greater than 75% of the percent change in the Consumer Price Index, or 5%, **whichever is less**. These limits on rent increases for covered mobilehome spaces apply regardless of whether there is a change in ownership of the mobilehome or a change in the tenant occupying the mobilehome.

- *What is the annual reporting requirement under the Ordinance?*

All owners of mobilehome parks subject to the Ordinance must file with the County's Department of Housing an annual report that includes information relating to the mobilehome spaces and rents. (Ord. Code, § 1.30.030.1(a).)

- *What if information required by the annual reporting form is missing or unavailable?*

The Department of Housing may review all available records of a mobilehome park to complete the annual report, including, without limitation, leases, tenant files, and bank statements, financial reports, and/or other financial data of the park, and the park owner must make such records available for inspection upon a request by the Department of Housing. (Ord. Code, § 1.30.030.1(b).)

- *What if a park owner refuses to comply with the annual reporting requirement?*

The failure to complete the annual reporting form is subject to an administrative citation with a penalty of \$500 per day. (Ord. Code, § 1.30.030.1(c).)

- *What happens if a mobilehome park owner eliminates or reduces services or maintenance that had been provided as of July 1, 2003?*

The rent for mobilehome space(s) must be reduced by an amount proportionate to the value of the eliminated or reduced services or maintenance. (Ord. Code, § 1.30.030.2.)

- *Can a mobilehome park owner request an increase in rent greater than the maximum rent allowed under the Mobilehome Rent Control Ordinance?*

Yes, if a park owner believes the maximum rent allowed under the Ordinance denies that owner a fair return, the owner may file a petition requesting an additional rent increase. (Ord. Code, § 1.30.040.) Mobilehome park owners must let affected tenants know when they have filed such a petition. (*Id.*)

- *What rights do affected tenants and mobilehome park owners have after a petition has been filed requesting an increase in rent greater than the maximum rent allowed under the Mobilehome Rent Control Ordinance?*

A hearing on the petition will take place not less than 30 days nor more than 120 days after the petition is filed. The park owner and all tenants potentially affected by the requested increase in rent will receive notice of the hearing on the petition at least 14 days before the hearing and they have the right to appear and testify at the hearing. Park owners and affected tenants may retain legal and other professional assistance for the hearing. (Ord. Code, § 1.30.060.)

- *Can a tenant refuse to pay any increase in rent which is in violation of the Mobilehome Rent Control Ordinance?*

Yes, if a tenant refuses to pay a rent that violates the Ordinance, the tenant may raise the violation of the Ordinance as a defense to any action brought to recover possession of a mobilehome space or to collect the rent increase. (Ord. Code, § 1.30.090.)