



NOTICE OF MOBILEHOME OWNER RIGHTS

IMPORTANT- PLEASE READ INSTRUCTIONS BELOW BEFORE POSTING

Los Angeles County Code (LACC) [Chapter 8.57](#) requires mobilehome park owners of rent stabilized mobilehome spaces located in unincorporated areas of the County to provide their mobilehome owners with a Notice of Mobilehome Owner Rights. The Notice of Mobilehome Owner Rights must be provided to mobilehome owners in all the following circumstances:

1. When entering into a rental agreement by including a copy of the notice as an exhibit or attachment to the written rental agreement;
2. When renewing a rental agreement; and
3. When providing notice of a space rent increase or decrease or a reduction in housing service.

The attached Notice of Mobilehome Owner Rights must be posted in an on-site management office or in an accessible area of the mobilehome park. If the rental agreement is negotiated or written in a language other than English, the mobilehome park owner must also provide the Notice of Mobilehome Owner Rights in English and the language the rental agreement was written or negotiated in.

Failure to comply with the notice provisions stipulated in Los Angeles County Code Chapter [8.57.095](#) may result in administrative fines of up to \$1,000.00 ([LACC 8.57.130](#)), civil penalties up to \$1,000.00, criminal penalties up to \$1,000.00, and/or imprisonment in County jail for a period of not more than six (6) months ([LACC 8.57.140](#)). Each day the mobilehome park owner is noncompliant shall constitute a separate and distinct offense.

For questions, please contact the Los Angeles County Department of Consumer & Business Affairs Rent Stabilization Program:

- Phone: 800-593-8222 (Monday - Friday, 8:00AM - 4:30PM)
- Email: rent@dcba.lacounty.gov
- Online: rent.lacounty.gov

NOTICE OF MOBILEHOME OWNER RIGHTS

THIS PROPERTY IS SUBJECT TO LOS ANGELES COUNTY CODE (LACC) CHAPTER 8.57

The Mobilehome Rent Stabilization and Mobilehome Owner Protections Ordinance (MRSMOPO), Chapter 8.57 LACC, regulates rent increases for certain mobilehome spaces in unincorporated Los Angeles County. While this notice provides general information about the MRSMOPO, tenants should review and understand all relevant laws about their rights and responsibilities, as well as consult with an attorney about their legal rights.

LIMITS ON RENT INCREASES FOR RENT-STABILIZED MOBILEHOME SPACES:

- Rent may only be increased once every twelve (12) months for mobilehome spaces covered under the ordinance ([LACC § 8.57.050](#)).
- Annual space rent increases are limited to 75% of the percentage change in the average annual Consumer Price Index (CPI) or 3% (whichever is greater), and shall not exceed 8% ([LACC § 8.57.050](#)).
- Annual space rent increases may only be imposed if the mobilehome park owner has complied with:
 - Annual registration of their mobilehome space(s) on the County's Rent Registry ([LACC § 8.57.050](#));
 - Payment of annual registration fees in accordance with ([LACC § 8.57.080](#));
 - Federal, state, and local laws and requirements ([LACC § 8.57.050](#));
 - Written notice requirements to the mobilehome owner(s) in accordance with [California Civil Code § 798.30](#).
- A reduction in housing service(s) may be considered a rent increase under certain circumstances ([LACC § 8.57.060](#)).
- Limits the amount space rent can increase after certain title transfers, sales, vacancies, or terminations of tenancy ([LACC § 8.57.050](#)).
- Mobilehome owners may submit an Application for Adjustment to the Department of Consumer and Business Affairs (DCBA) based on an unlawful space rent increase(s) and/or a reduction in housing service(s) ([LACC § 8.57.060](#)).

EVICCTIONS AND PASS-THROUGHS:

- Mobilehome park owners intending to close, convert, or change use of mobilehome parks must:
 - Submit a Relocation Impact Report to DCBA within 120 days of providing a Notice of Intent to the mobilehome owners ([LACC § 8.57.180](#)).
 - Hire a Relocation Specialist and provide relocation assistance to the mobilehome owner(s) in an amount not to exceed the reasonable costs of relocation ([LACC § 8.57.180](#)).
- Mobilehome park owners may pass-through up to 50% of certain costs to mobilehome owners for work performed on the property only after an application is submitted and approved by DCBA ([LACC § 8.57.070](#)).

ANTI-HARASSMENT AND RETALIATION PROTECTIONS:

- Mobilehome park owners cannot harass or retaliate against mobilehome owners for exercising their rights ([LACC § 8.57.100](#)).

FOR QUESTIONS ABOUT YOUR RIGHTS OR TO REPORT A VIOLATION

Contact the Los Angeles County Department of Consumer and Business Affairs at 800-593-8222 (Monday - Friday, 8:00AM - 4:30PM) or by email at rent@dcbalacounty.gov.