



Rent Stabilization Bulletin

Annual Allowable Rent Increase

The Los Angeles County [Mobilehome Rent Stabilization and Mobilehome Owner Protections Ordinance \(MRSMOPO\) Chapter 8.57](#) of the County Code (LACC), which went into effect April 1, 2020, was designed to promote long-term stability and security for mobilehome owners in the rental market, while providing mobilehome park owners (park owner) the ability to receive a fair and reasonable return on their property.

On November 7, 2023, the Board of Supervisors approved a motion setting a temporary cap on rent increases to **4% from January 1, 2024 through June 30, 2024**, for mobilehome spaces subject to [LACC section 8.57.050](#).

Beginning July 1, 2024 through June 30, 2025, the maximum allowable rent increase (MARS) will be set pursuant to the provisions of the MRSMOPO at 3.206%. The annual allowable rent increases shall be limited to 75% of the percentage change in the average Consumer Price Index (CPI), as calculated by the [Bureau of Labor Statistics](#), over the previous twelve-month (12) period ending in September, or three percent (3%) of the rent charged at the time of increase, whichever is greater, not to exceed 8%. The annual rent increases will go into effect in July of each proximate calendar year.

The maximum allowable rent increase shall be determined according to the chart below:

75% of Change in CPI	Maximum Allowable Increase
Less than 3%	3%
Between 3% and 8%	Equal to 75% of Change in CPI
More than 8%	8%

The mobilehome spaces that are covered under the MRSMOPO are those:

- Located in unincorporated Los Angeles County and not otherwise exempted by State or federal laws or LACC Chapter 8.57.
- Containing recreational vehicles where the owners have been residing on the mobilehome space for nine (9) or more consecutive months.

Past and Current Allowable Increases	
September 11, 2018 – March 3, 2020	3%
March 4, 2020 – March 31, 2023*	No rent increase allowed*
April 1, 2023 – December 31, 2023	3%
January 1, 2024 – June 30, 2024	4%
July 1, 2024 – June 30, 2025	3.206%

***Note:** Los Angeles County COVID-19 Tenant Protections Resolution, effective March 4, 2020 through March 31, 2023, prohibited rent increases for covered mobilehome space subject to Chapter 8.57.

A park owner may impose an annual rent increase only after:

1. Mobilehome owners are provided with at least ninety (90) days written notice of the rent increase pursuant to the California Civil Code section 798.30. ([LACC section 8.57.050\(A\)](#))
2. It has been a minimum of twelve (12) consecutive months since the last rent increase. Exceptions apply. ([LACC section 8.57.050](#))
3. A park owner has registered the mobilehome space with the Department of Consumer and Business Affairs (DCBA), is current on payment of annual registration fees pursuant to [LACC section 8.57.080](#), and is compliant with federal, State, and local laws and requirements [LACC section 8.57.050\(B\)](#).
4. Mobilehome owners are provided with the Notice of Mobilehome Owner Rights. ([LACC section 8.57.095 \(A\)](#)).

Disclaimer: *This is a summary of information related to the MRSMOPO and is not legal advice. Readers should consult an attorney for advice on how the MRSMOPO applies to their property. Laws and guidelines are frequently amended. DCBA recommends that readers verify information against the current MRSMOPO in the event that any new changes are not yet reflected on this bulletin.*

For more information on the MRSMOPO, contact:
Los Angeles County Department of Consumer and Business Affairs
(800) 593-8222 or visit rent.lacounty.gov