



Rent Control/Rent Stabilization

BACKGROUND

The operation of rental/land lease mobile home parks/manufactured housing communities in California is a highly regulated business. The California Mobilehome Residency Law provides extensive protections for the owners of trailers, mobile homes and manufactured homes who rent space in mobile home communities. Prior to moving into a mobile home park community the purchaser of a manufactured home receives a copy of the Mobilehome Residency Law and is made aware of the laws that govern the relationship between the owner of the land (the mobile home park owner) and the renter of the space (the mobile home owner).

The Park owner is in the business of renting land and services to the owners of mobile homes. In exchange for monthly space rent, the mobile home owner receives the use of the land and certain services as well as the use and enjoyment of the common facilities.

A variety of factors determine the amount of the monthly space rent and like all real estate, the primary factor is location. The more desirable the location is, the higher the rent. As a general rule, rents in Parks are increased annually.

The owners of mobile homes can become unhappy when they see rents increase each year and have done a good job of organizing themselves to effectively lobby on a statewide and local basis for the adoption of rent control and rent stabilization.

MHET POSITION

MHET opposes government regulation of private property rights and the adoption of any law that regulates the price a business owner can charge for the product he offers for sale or rent.

MHET supports and promotes education about the mobile home park lifestyle and its unique benefits as well as its differences from homeownership on fee land.

MHET supports complete disclosure to prospective manufactured housing community residents and encourages all prospective mobile home park residents to thoroughly investigate and understand the landlord-tenant relationship between the owner of the mobile home park and the owner of the mobile home.

MHET supports government programs such as Section 8 to assist low-income and disabled persons and families in need of rental assistance.

MHET supports and administers a privately funded program to provide assistance to qualified low-income, long-term mobile home park residents who are in need and who are on the waiting list for government assistance through the Section 8 program.