

Sonoma County Mobilehome Space Rent Stabilization Ordinance Frequently Asked Questions (FAQ)

1. What is the allowable annual rent increase under the revised ordinance?

The amendments to Section 2-193 allow for one annual rent increase, which shall not exceed 70% of the percent change in the Consumer Price Index (CPI) or 4% of the previous year's rent, whichever is less.

Park Owners may exceed these limits within one 12-month period by engaging in the rent dispute resolution process described in Section 2-195. Any rent increase that exceeds 300% of the percent change in the CPI automatically requires an arbitration process between the Park Owner and Residents.

2. How will I find out the maximum increase allowed each year?

See question #1. You may visit the Community Development Commission [webpage](#) to verify the current CPI.

3. What should a Resident do if the noticed rent increase exceeds the amount allowed by Section 2-193?

Residents, or their representatives, should request a meet-and-confer meeting with the Park Owner at the offices of the Sonoma County Development Commission (CDC) within 7 days of receipt of the Notice of Rent Increase.

Should the meet-and-confer meeting fail to resolve the rent dispute, Residents should seek private counsel, which may include low- or no-cost legal services providers such as Sonoma County Legal Aid and California Rural Legal Assistance. Private counsel may assist Residents with a Petition for Space Rent Review and representation in any arbitration. Residents may contact CDC staff to access the Petition form, schedule meet-and-confer meetings, and arrange for Arbitration.

4. What is Arbitration?

Arbitration is a dispute resolution process that does not involve going to court. At the Arbitration hearing, the Hearing Officer will evaluate all of the testimony and evidence presented by the Park Owner and the Residents. Then the Hearing Officer will render a decision within 14 days on whether the Park Owner can justify the rent increase above the basic limits outlined in section 2-193(a). The Hearing Officer's decision is final and binding on the Park Owner and Residents

5. Will Park Owners be able to collect retroactive rent increases for the period of the temporary moratorium, imposed on August 22, 2023 and lifted on December 7, 2023?

No, the moratorium prohibited rent increases during the period it was in effect. The Mobilehome Space Rent Stabilization Ordinance amendments do not allow for any collection of retroactive rent increases. As of December 7th, 2023, Park Owners may now impose one rent increase in any 12-month period, in accordance with Section 2-193.

6. Will the moratorium period require Park Owners to adjust their annual rent increase cycles for Residents whose annual increases would have taken place in September, October, November, or December 2023?

Park Owners may choose to either increase rents now and adjust the affected annual rent increase cycles, or forego an annual rent increase for 2023 to stay on their historic cycle.