

BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA

ORDINANCE NO. _____

**AN INTERIM URGENCY ORDINANCE PLACING A MORATORIUM
ON MOBILEHOME PARK GROSS RENTAL RATE INCREASES
WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF LAKE**

WHEREAS, mobilehome parks provide a critical source of affordable housing in Lake County, including housing for seniors, persons with disabilities, veterans, low-income households, and residents living on fixed incomes; and

WHEREAS, mobilehome residents are unlike many other residential tenants because they commonly own their homes but rent the underlying space on which those homes are located, making them uniquely vulnerable to space rent increases, pass-through charges, fees, and other housing cost increases imposed by mobilehome park ownership or management; and

WHEREAS, sudden or substantial increases in mobilehome park space rents, pass-through charges, capital improvement assessments, utility charges, or other recurring fees may threaten the continued affordability of mobilehome park housing and may force residents to choose between paying increased housing costs and meeting other basic needs; and

WHEREAS, current state laws do not limit the rent increases to mobilehomes in the same way that other homes are regulated; and

WHEREAS, the Board of Supervisors has created an ad hoc committee to bring back a solution to protecting mobilehome park rent increases, including a Rent Stabilization Ordinance (RSO); and

WHEREAS, the Board of Supervisors has received public testimony and information indicating that due to the ad hoc committee being established that rent is going to be increased prior to a RSO coming back to the Board of Supervisors for consideration; and

WHEREAS, a temporary moratorium will preserve the status quo for a limited period, prevent potential circumvention of future County regulations, and allow the County sufficient time to finalize the work of the ad hoc committee so they may return to the Board of Supervisors with their solution.

NOW THEREFORE, the Lake County Board of Supervisors hereby ordains as follows:

Section One: Findings. The Board of Supervisors of the County of Lake finds that:

The Board of Supervisors of the County of Lake hereby finds and declares that there is a need to enact an urgency interim ordinance establishing a moratorium on mobilehome park gross rental rate in the unincorporated areas of Lake County. The Board of Supervisors of the County of Lake hereby incorporates the findings set forth in the recitals stated above.

Gross rental rate shall mean the total amount an individual pays to a mobilehome park owner for the following:

1. Rental Cost of a mobilehome, lot, and/or space
2. Pass-through fees
3. Any other fee added to the monthly statement submitted to the Tenant

Gross Rental Rate shall not include the following:

1. Charges for utilities (gas, electricity, water, sewer, refuse collection) that are billed separately and paid directly by the tenant to the utility provider or park owner
2. Security deposits

3. Late fees not exceeding \$25 or 5% of monthly rent, whichever is greater
4. Returned check charges not exceeding \$35

Section Two: Moratorium

The Board of Supervisors hereby declares a moratorium on increases in gross rental rate for individual mobilehome park lot/space in the unincorporated areas of Lake County. The County Board of Supervisors ad hoc committee plan to bring back a Rental Stabilization Ordinance to the Board of Supervisors for consideration and this moratorium would temporarily prohibit further increases on rent until the RSO has been considered. If the RSO is approved and ratified, a review of gross rental rate increases starting on the date of this moratorium's approval to ensure that mobilehome parks in the unincorporated areas of Lake County have complied with this moratorium.

Section Three: This Interim Ordinance shall become effective immediately and shall remain in force and effect from and including _____, 2026 through and including _____, 2026, unless extended prior to its expiration by further action of Board of Supervisors.

Section Four: Any violation of this Interim Ordinance for any individual mobilehome park lot/space shall be an infraction subject to the imposition of a fine pursuant to Government Code Section 25132(b). The fine amount under this subsection shall be imposed in accordance with the following:

- (a) A fine not exceeding one hundred dollars (\$100) for a first violation.
- (b) A fine not exceeding two hundred dollars (\$200) for a second violation within one year of the first violation.
- (c) A fine not exceeding five hundred dollars (\$500) for each additional violation of within one year of the first violation.

Section Five: Severability: If any section, paragraph, sentence, clause, or phrase of this ordinance, is, for any reason, held to be invalid or unenforceable by statute or a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforcement of the remaining portions of this ordinance. Each remaining portion would have been adopted irrespective of the fact that any one or more sections, paragraphs, sentences, clauses, or phrases be declared invalid or unenforceable.

Section Six: Environmental Review. The Board of Supervisors hereby finds that it can be seen with certainty that there is no possibility that the adoption of this Ordinance and establishment of a moratorium on the increase to gross rental rates for mobilehome park space/lots within the unincorporated areas of Lake County, will not have a significant effect on the environment. It is therefore exempt from any California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

Section Seven: Publication. Before the expiration of 15 days after passage of this ordinance it shall be published once, with the names of the members voting for and against the ordinance, in a newspaper of general circulation published in the County of Lake in compliance with Government

Code section 25124.

The Foregoing Ordinance was introduced before the Board of Supervisors on the ____ day of _____, 2026 and passed by the following vote on the ____ day of _____, 2026.

AYES:

NOES:

ABSENT OR NOT VOTING:

COUNTY OF LAKE

Chair, Board of Supervisors

ATTEST: SUSAN PARKER
Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM:
LLOYD GUINTIVANO
County Counsel

By: _____