

**MOBILE HOME TENANT PROTECTION ORDINANCE
ORDINANCE 180071
EFFECTIVE 8/30/2008**

Leases of mobile homes or mobile home spaces for a period greater than 12 months are exempt from the Los Angeles Rent Stabilization Ordinance (RSO), LAMC Chapter XV, pursuant to the California Civil Code.

- By enacting this Ordinance, current and prospective mobile home owners and any other tenants have the **right to reject a long term lease** exempt from the RSO **for a lease** of 12 months or less **protected by the RSO** with the same rental charges and terms and conditions as the rejected long term lease.
- The Ordinance also **requires landlords** (i.e. mobile home park owners or their agents) **to include the language below** in at least 12 point bold face **on any long term lease** greater than 12 months which is exempted from the RSO. The lease must contain a place for the tenant to acknowledge receipt of the notice. The lease must also contain an acknowledgement by the landlord, signed under **penalty of perjury**, that notice has been provided to the tenant.

IMPORTANT NOTICE TO PROSPECTIVE MOBILEHOME OWNER REGARDING THE PROPOSED RENTAL AGREEMENT FOR _____ . PLEASE TAKE NOTICE THAT THIS RENTAL AGREEMENT CREATES A TENANCY IN EXCESS OF 12 MONTHS. BY SIGNING THIS RENTAL AGREEMENT, YOU ARE EXEMPTING THIS TENANCY FROM THE PROVISIONS OF THE RENT STABILIZATION ORDINANCE OF THE CITY OF LOS ANGELES FOR THE TERM OF THIS RENTAL AGREEMENT. THE RENT STABILIZATION ORDINANCE (LOS ANGELES MUNICIPAL CODE CHAPTER XV, ARTICLE 1) AND THE STATE MOBILEHOME RESIDENCY LAW (CALIFORNIA CIVIL CODE SECTION 798, *et seq.*) GIVE YOU CERTAIN RIGHTS, INCLUDING THE RIGHT TO A TENANCY OF 12 MONTHS OR LESS THAT IS NOT EXEMPT FROM THE PROVISIONS OF THE RENT STABILIZATION ORDINANCE. BEFORE SIGNING THIS RENTAL AGREEMENT, YOU MAY WANT TO SEE A LAWYER. IF YOU SIGN THE RENTAL AGREEMENT, YOU MAY CANCEL THE RENTAL AGREEMENT BY NOTIFYING THE PARK MANAGEMENT IN WRITING OF THE CANCELLATION WITHIN 72 HOURS OF YOUR EXECUTION OF THE AGREEMENT. IT IS UNLAWFUL FOR A MOBILEHOME PARKOWNER OR ANY AGENT OR REPRESENTATIVE OF THE OWNER TO DISCRIMINATE OR RETALIATE AGAINST YOU BECAUSE OF THE EXERCISE OF ANY RIGHTS YOU MAY HAVE UNDER THE RENT STABILIZATION ORDINANCE OF THE CITY OF LOS ANGELES, OR BECAUSE OF YOUR CHOICE TO ENTER INTO A RENTAL AGREEMENT THAT IS SUBJECT TO THE PROVISIONS OF THAT ORDINANCE.

- In **park closures**, mobile home owners and other tenants must at least be paid **relocation benefits** that conform to the amounts required under the RSO. Click below for the relocation payments required for the period of 7/1/2008-6/30/2009:
<http://lahd.lacity.org/LinkClick.aspx?link=Rent%2fWhatsNewJulyRevised1.2008.pdf&tabid=36&mid=542>

For a copy of Ordinance 180071:

http://clkrep.lacity.org/onlinedocs/2007/07-3525_ord_180071.pdf

For a copy of the California Mobile Home Residency Law:

http://www.hcd.ca.gov/codes/ol/HCD2008_MRL.pdf