

About the Santa Cruz County Mobilehome Commission

The Santa Cruz County Mobilehome Commission was established to assist the public with various aspects of mobilehome living. Whether you are an experienced park resident or a first time buyer there are important things you should know before you sign a rental agreement. The Mobilehome Commission wants you to be informed before you make any commitments.

In a meeting with park management you will be asked to sign a rental agreement before you move in. State law allows you a choice of signing a month-to-month or a one-year agreement. The management is also allowed to offer you a long-term (more than one year) lease. Some of these leases are for five or ten years, and appear to offer considerable security over the term of the lease. We caution you to make your decision carefully.

For More Information



Ask your Realtor



Contact a member of your Mobilehome Park Homeowners' Association.



Read the State Senate published brochure entitled "What Every Mobilehome Owner Should Know." This brochure is available in the State Senate Offices located in the Santa Cruz County Building at 701 Ocean Street, Santa Cruz, on the 3rd floor, or can be viewed on-line at:

[http://sinet2.sen.ca.gov/mobilehome/
What_Every_brochure_2009updated.pdf](http://sinet2.sen.ca.gov/mobilehome/What_Every_brochure_2009updated.pdf)

Santa Cruz County

MOBILEHOME COMMISSION

IMPORTANT INFORMATION FOR PROSPECTIVE MOBILEHOME OWNERS





(831) 454-2040


<http://sccounty01.co.santa-cruz.ca.us/mhc/Index.html>


Santa Cruz County Mobilehome Commission

PROTECTIONS OFFERED UNDER THE SANTA CRUZ COUNTY MOBILEHOME RENT ADJUSTMENT ORDINANCE

 Your rent may be raised only once per year and increases are limited to the criteria provided for in the ordinance.

 The rent may not be raised when the mobilehome is sold.

 Park residents have the right to challenge a rent increase and may have the matter heard by a hearing officer.

 Free legal assistance may be available if you dispute a rent increase or if there is a reduction or elimination of a service in your mobilehome park.

 The County's Mobilehome Rent Control Code Section 13.32 can be viewed online at:
www.co.santa-cruz.ca.us

POTENTIAL PITFALLS OF A LONG-TERM LEASE

If you sign a long-term lease (any longer than one year), we ask you to consider the following possibilities:

You may be charged more rent than the previous owner of your mobilehome.

Although you may be promised a number of years of no rent increase, after the term ends, your rent may be increased higher than your neighbors who are protected by the County Rent Adjustment Ordinance.

You may be charged, without your prior consent, a "pass-through" or rent increase to pay for a "capital expense" (something the park owner says has a useful life over twelve months).

You may be forced to find a buyer for your mobilehome who will accept the long-term lease you signed or a new lease acceptable to the park owner.

The new owner may have to accept an increase in rent as a requirement of the sale. He may ask you to lower your selling price to make up for his increase in rent.

Buried in many pages of your long-term lease may be other requirements not allowed in the County Mobilehome Rent Adjustment Ordinance.

DID YOU KNOW...

Under the Mobilehome Rent Control Law, a park owner cannot make signing a long-term lease a condition of the sale.

A corporation may own the park you are thinking of moving to and controls any offers made to you by the park manager.

If you sign a long-term lease, you may have greater difficulty if you decide to sell your home.

If you sign a long-term lease, you may be charged more than the previous owner of your home.

Most of us are not lawyers and this is a legal piece of business. Most parks have homeowner associations that can offer you the benefit of their experience and resources in providing you the information needed for you to make the best possible decision.

Give yourself time to carefully study the rental/lease agreement that you are asked to sign. If you feel that you must sign at once, you may sign a month-to-month rental agreement and then come back and sign the long-term lease when you fully understand it.

IF YOU SIGN A LEASE FOR MORE THEN ONE YEAR, THE COUNTY'S RENT CONTROL ORDINANCE DOES NOT APPLY TO YOU AND **YOU MAY LOSE VALUABLE PROTECTIONS!**