

VENTURA COUNTY

MOBILE HOME PARK RENT REVIEW BOARD

MOBILE HOME PARK MINISTERIAL
RENT INCREASE APPLICATION
(Formerly known as the
Section 6 Rent Increase Application)



Planning Division, 800 South Victoria Avenue, L#1740
Ventura, California 93009
Phone: (805) 654-2045
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VENTURA COUNTY
MOBILE HOME PARK RENT REVIEW BOARD
MINISTERIAL RENT INCREASE APPLICATION INSTRUCTIONS

These instructions are intended to assist you in successfully completing your rent increase application.

GENERAL INSTRUCTIONS:

Submit a completed application to the Planning Division Rent Review Board Staff Administrator **no less than forty-five days prior to the effective date of the proposed rent increase**. The Staff Administrator recommends early submittal so that any revisions can be accommodated and noticing requirements will still be met. Please follow the instructions below:

1. The application shall be filed with the Staff Administrator **no less than forty-five days prior to the effective date of the increase and shall be typed, hand-printed in black ink or e-mailed** with an attached Microsoft Excel spreadsheet (not a PDF) of the Rent Increase Rent Schedule and submitted as soon as possible after notifying residents (please only use the attached Proposed Rent Increase Schedule format when submitting your application).
2. All attached application pages shall be 8 ½" x 11" size.

3. The application package shall be delivered to:

Ventura County Mobile Home Park Rent Review Board
Attention: Franca Rosengren, Staff Administrator
Planning Division, 800 South Victoria Avenue, L#1740
Ventura, CA 93009

or sent via email or faxed to the email address/phone number below:

Fax to: Franca Rosengren at (805) 654-2509
E-mail: franca.rosengren@ventura.org

NOTICING PROCEDURE REQUIREMENTS:

The following noticing requirements must be met in order to legally increase rent:

1. State of California Requirements: Section 798.30 of the California Civil Code requires that all mobile home park residents be given 90 days notice of any increase in rent. If the proposed rent increases provided to the residents in the Notice of Increase are inaccurate, the property owner will be required to re-notice the resident of any increase **and wait another full 90 days** before effectuating the proposed increase.
2. County of Ventura Ordinance Requirements: Section 81005 of the Ventura County Mobile Home Park Rent Control Ordinance requires that the park residents be provided with copies of the existing and proposed rents filed with the Rent Review Board Staff Administrator.

Section 81005(b)(2) of the Ventura County Mobile Home Park Rent Control Ordinance requires that park residents also be notified in writing of their right to file complaints with County staff. The attached Notice of Request for Rent Increase will fulfill both of these requirements. This notice should be sent in conjunction with the State required notice to all park residents. *Please be advised that failure to use the language included in the attached notice may result in an additional 90-day wait before effectuating any proposed rent increase.*

These notices shall be delivered no later than 90 days prior to the effective date of the new increase. Please submit one representative sample copy of the notice sent to all residents.

Proof of service of these notices must be submitted. Such service must be made either personally or by the U.S. Mail to each affected resident.

The County of Ventura Mobile Home Park Rent Control Ordinance allows space rent to be increased only once per year after approval is received from the Ventura County Mobile Home Park Rent Review Board Staff Administrator, unless a space is decontrolled. See Item 3 below.

RENT SCHEDULE INSTRUCTIONS:

Please only use the attached Proposed Rent Increase Schedule format when submitting your application. Submittal of the Proposed Rent Increase Schedule in another format may delay approval of your application.

In order to be approved, the submitted Proposed Rent Increase Schedule must include the following information:

1. List all spaces in the mobile home park and clearly identify the spaces that are park-owned. Please submit a copy of the current Certificate of Title for each park-owned unit.
2. List the current rent, requested dollar increase, percentage increase, and the total requested new rent of each affected space.
3. Provide the date of the last decontrol for each affected space that has been decontrolled over the past year. Pursuant to Section 81005(c)(1-3) of the Ventura County Mobile Home Park Rent Control Ordinance, the rent for a space occupied by a mobile home dwelling unit which has changed ownership may be increased no more than once every four years to no more than fifteen percent (15%) of the average of the existing space rent of the affected spaces or seventy-two dollars (\$72.00), whichever is less, effective upon the change of ownership.
4. For spaces that are **exempt** from rent control due to reasons described in Section 81002(a-h) of the Ventura County Mobile Home Park Rent Control Ordinance, please list the applicable subsection for each affected space (i.e., 81002(e) more than a 12-month lease) and provide the date the exemption was initiated. Please submit a copy of each lease agreement for those spaces in which the resident has entered into a long-term lease agreement for more than a 12-month term. If this information is not provided, staff will assume that the space is not exempt from rent control and process the application accordingly.
5. For spaces that were exempted previously from Rent Control due to owner purchase of the units, when returned to rent control, the rent level shall be the same as when first exempted plus any approved rent increases for the intervening years, when the reason for exemption no longer exists. For all affected spaces of Section 81005(g) of the Ventura

County Mobile Home Park Rent Control Ordinance, please provide the date that the unit/space re-entered rent control in the Section 81005(g) Applies Column.

Note: Failure to submit all of the above information in a clear, complete, and accurate manner will likely result in delays approving your Rent Increase application.

APPLICATION REVIEW PROCEDURES:

Upon submittal of the application, the Mobile Home Park Rent Review Board Staff Administrator shall perform the following:

1. Review the application no later than 30 days after filing and determine whether the application is complete or incomplete.
 - a. Application Complete: If staff finds the application complete, accurate and in compliance with the Ventura County Mobile Home Park Rent Control Ordinance, the County will approve the rent increase. The increase then becomes effective on the date stated on the Notice of Request of Rent Increase.
 - b. Application Incomplete: If staff finds the application incomplete, inaccurate, and/or not in compliance with the Ventura County Mobile Home Park Rent Control Ordinance, the staff administrator will inform the applicant of the deficiencies of the application. If the applicant does not make the noted revisions to the application in a timely manner, the staff administrator shall deny the increase without prejudice, and inform the applicant of the deficiencies.

For more information:

- Contact Franca Rosengren by phone at (805) 654-2045 or via e-mail at franca.rosengren@ventura.org.
- Visit the Ventura County Planning Division website at: <http://www.ventura.org/rma/planning/Programs/mobile.html>
- Review the Ventura County Mobile Home Park Rent Control Ordinance 4462.

VENTURA COUNTY MOBILE HOME PARK RENT REVIEW BOARD

Mobile Home Park Rent Increase Application Checklist

This checklist will assist you in verifying you have completed the minimum requirements of the Rent Increase Application. The following materials are to be included with the application:

- _____ Mobile Home Park Description and Contact Information Form
- _____ Proposed Rent Increase Rent Schedule
- _____ Copy of Long-Term Lease Agreements, if applicable
- _____ Copy of Certificate of Title for each Park-Owned Unit, if applicable
- _____ Notice of Request for Rent Increase – one representative sample copy
- _____ Proof of Service of the Notice of Request for Rent Increase for all affected spaces
- _____ Application Filing Fee (as of 7/16/2017 this fee is set at \$24.35 per rent-controlled space). Please make checks payable to the “County of Ventura”.

Calculating the Annual Ministerial SSCOLA Rent Increase Fee during the Transitional Period

When calculating the fee amounts due during the transitional period (the period between the previous application fee and the effective date of the new application fee), see the following examples:

Situation 1: Park Owner delivered 90-day notice to residents for a rent increase effective before July 16, 2017.

For this situation, the previous fee applies (\$24.60/space). Beginning July 16, 2017, the Park Owner shall start collecting the new fee from the residents: \$6.57/year/space or \$.055/month/space. The new fee will then be due with the next year’s rent increase application.

Example: The Park Owner delivered the 90-day notice to residents for a rent increase to become effective on July 1, 2017. There are 20 spaces under rent control in the park. Therefore, the total Section 81005(b) Annual Ministerial SSCOLA Rent Increase Application Fee for this mobile home park will be **\$492.00 (\$24.60 X 20 spaces)**.

Situation 2: The Park Owner delivered the 90-day notice to residents for a rent increase effective July 16, 2017, or later:

- A. The previous fee (\$24.60/space) is due for the days and months preceding July 16, 2017 back to the effective date of the last rent increase.
- B. The new fee (\$24.35/space) is in effect and is due for the days and months after July 16, 2017.
- C. The previous fee and the new fee amounts calculated in Steps A and B, above, are added together and submitted with the rent increase application.

Example: The Park Owner delivered the 90-day notice to residents for a rent increase effective on November 1, 2017. The previous rent increase became effective in November 1, 2016. There are 20 spaces in the park subject to rent control. The fee is calculated as shown below:

- A. $\$24.60$ (previous fee) X 20 (number of spaces in the park) = $\$492.00/12$ months = $\$41.00$ X 8 months (November 2016 to June 2017) = $\$328.00$
 $\$41.00 \div 31$ days (number of days in July)] = $\$1.32$
 $\$1.32$ X 16 days = $\$21.12$
 $\$328.00 + \$21.12 = \mathbf{\$349.12}$
- B. $\$24.35$ (new fee) X 20 (spaces) = $\$487/12$ months = $\$40.58$ X 3 months (August 2017 to October 2017) = $\$121.74$
 $\$40.58 \div 31$ days = $\$1.31$
 $\$1.31$ X 15 days = $\$19.64$
 $\$121.74 + \$19.64 = \mathbf{\$141.38}$
- C. $\$349.12$ (Step A) + $\$141.38$ (Step B) = $\mathbf{\$490.50}$ (Step C)

Therefore, the total Section 81005(b) Annual Ministerial SSCOLA Rent Increase Application Fee for this mobile home park during the transitional period is **\$490.50**.

**VENTURA COUNTY
MOBILE HOME PARK RENT INCREASE APPLICATION**

MOBILE HOME PARK DESCRIPTION AND CONTACT INFORMATION

A. MOBILE HOME PARK:

NAME: _____

ADDRESS: _____

B. PARK DESCRIPTION:

TOTAL NUMBER OF SPACES: _____

TOTAL NUMBER OF SPACES IN RENT CONTROL: _____

SPECIFY WHICH UTILITIES ARE PAID BY THE PARK OWNER:

Water ___ Trash ___ Gas ___ Electricity ___ Sewer ___ Other ___

DATE PARK OPENED: _____

DATE ACQUIRED BY
PRESENT OWNER: _____

C. MANAGER:

NAME: _____

ADDRESS: _____

FAX: _____

PHONE: _____

E-MAIL (REQUIRED): _____

D. OWNER:

NAME: _____

ADDRESS: _____

FAX: _____

PHONE: _____

E-MAIL (REQUIRED): _____

E. CONTACT PERSON: (If different from above)

NAME: _____

ADDRESS: _____

FAX: _____

PHONE: _____

E-MAIL (REQUIRED): _____

F. DECLARATION OF APPLICANT

I, hereby declare under penalty of perjury, that all information presented in connection with this application is accurate and complete in the same manner as books and records for income tax purposes, and is true and correct to the best of my knowledge.

Signature of Applicant

Date

NOTICE OF REQUEST FOR RENT INCREASE

DATE: _____

TO: _____
RESIDENT NAME SPACE NO.

FROM: _____
PARK OWNER OR REPRESENTATIVE NAME

Notice is hereby given that the _____ park owner is applying for a rent increase pursuant to Section 798.30 of the California Civil Code and the Ventura County Mobile Home Park Rent Control Ordinance subject to the requirements below:

In accordance with the Ventura County Mobile Home Park Rent Control Ordinance, the Section 81005 Ministerial Rent Increase request cannot be approved by the County if it is less than 2% or more than 8% of the previous year's rent.

- The date of the last rent increase was _____.
- The requested percentage increase in rent is _____% of the existing space rent.
- The proposed dollar increase for Space No. _____ is from \$_____ to \$_____ per month, effective _____ (date) upon approval.

In accordance with the Ventura County Mobile Home Park Rent Control Ordinance, the proposed increase will be approved without any further notice or a public hearing if the required processing steps are satisfied.

Residents may file complaints with the Ventura County Mobile Home Park Rent Review Board Staff Administrator regarding the proposed rent increase. However, the only issues that may lead to a denial or cause a revision to the rent increase application are: the accuracy of the rent amounts provided to the County, receipt of more than one rent increase in the last 12 months, or where less than 90 days notice of the rent increase was provided to the park residents.

To file a complaint, please contact the Ventura County Mobile Home Park Rent Review Board staff administrator, Franca Rosengren, at (805) 654-2045. She can also be reached via e-mail at franca.rosengren@ventura.org.

For more information regarding the Ventura County Mobile Home Park Rent Control Program, please visit the Ventura County Planning Division website at: <http://www.ventura.org/rma/planning/Programs/mobile.html>.

PROOF OF SERVICE

STATE OF CALIFORNIA
COUNTY OF VENTURA

I AM _____ OF _____
STATE RELATIONSHIP MOBILE HOME PARK

MY BUSINESS/RESIDENCE ADDRESS IS _____

On the dates indicated below, I served the attached Notice of Proposed Rent Increase upon each affected resident of the above-named mobile home park by either personally delivering the notice to such residents, or by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail, as hereinafter described.

(EACH RESIDENT MUST BE SERVED AND LISTED SEPARATELY)

This sheet may be duplicated as necessary

RESIDENT'S NAME	ADDRESS	METHOD OF SERVICE	DATE OF SERVICE

I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____ at _____, California.

Signature