

Sources for Information

City of Fresno Code Enforcement
2600 Fresno Street | Fresno, CA
Phone: 559-621-8400

<https://www.fresno.gov/codeenforcement/>

City of Fresno City Attorney's Office
2600 Fresno Street | Fresno, CA
Phone: 559-621-7500

www.fresno.gov/cityattorney

Central California Legal Services
2115 Kern Street | Fresno, CA
Phone: 800-675-8001

www.centralcallegal.org

Fresno County Health Department
1221 Fulton Mall | Fresno, CA
Phone: 559-600-3200

California Department of Public Health
Phone: 916-558-1784

California Department of Housing and
Community Development
Mobilehome Assistance Center
Call: 800.952.8356 / 800.735.2929 (TTY)
Email: MHAssistance@hcd.ca.gov

Goals of Code Enforcement

- Improve neighborhoods and increase livability
- Create safe and healthy conditions
- Remove blight
- Provide consistent enforcement
- Respond timely to resident complaints
- Obtain code compliance

Eviction Protection Program

- Currently, the City of Fresno will pay for an attorney to represent a tenant in an unlawful eviction
- To apply, go to www.fresno.gov/epp or call (559) 621-8400

The logo for the City of Fresno, featuring the words "City of" in a small font above "FRESNO" in a large, bold, blue font. To the right of "FRESNO" is a stylized sunburst icon.

City of Fresno Rental Housing Information: Mobilehome Parks

City of Fresno

2600 Fresno Street
Fresno, CA 93721
<https://www.fresno.gov>

City Attorney's Office

559-621-8400

Mobilehome park law is governed by the state Mobilehome Parks Act, Mobilehome Residency Law, and the City of Fresno's Mobilehome Park Rent Review and Stabilization Act.

In July 2021, the City of Fresno took over jurisdiction of mobilehome parks, including code enforcement, construction and installation permits, and annual permits to operate.

Rent Increases

What laws govern rent increases in a mobilehome park?

The City of Fresno's Mobilehome Park Rent Review and Stabilization Act states each mobilehome park within Fresno can form a Residents' Committee. Once that park's Residents' Committee is formed, the mobilehome park owner must negotiate any rent increase with that committee before the rent may be increased.

What happens if the park owner and the Residents' Committee agree on a rent increase?

If the park owner and the park's Residents' Committee agree on a fair rent increase, the Residents' Committee then holds a meeting with all residents of the mobilehome park that would have their rent increased.

What happens if the park owner and the Residents' Committee can't agree on a rent increase?

The park owner must request a review of the rent increase from the City's Mobilehome Park Rent Review and Stabilization Commission ("City Commission").

How does the City Commission make its decision?

The City Commission is required to determine a rent increase for your park that is "just, fair, and reasonable," and they will consider many different factors, including changes in the Consumer Price Index, state and federal wage and price guidelines, length of time since the park's last rent increase, rent charged for comparable lots in comparable mobilehome parks, the completion of improvements or rehabilitation work benefiting the mobilehome lots, and the services and amenities provided by the park owner.

RETALIATION IS AGAINST THE LAW

A Landlord may not increase rent, evict, or threaten to evict a Tenant for exercising a legal right, such as requesting repairs or reporting substandard conditions to authorities. (Section 1942.5 of the California Civil Code).



Report Code Violations online using FresGO or by calling 559-621-8400

Eviction

If you own your mobilehome and are only renting the space on which your mobilehome sits, your landlord can evict you under seven circumstances:

- Substantial annoyance within the park premises to other residents.
- Failure to comply with a reasonable park rule. Tenant must be provided seven-day notice and violate the rule more than twice in a twelve-month period.
- Failure to comply with a local ordinance, state law, or regulation after notice from the appropriate government agency.
- Nonpayment of rent, utility charges.
- Condemnation of the park.
- Conviction for prostitution or felony controlled substance in the park.
- Change of use of the park or a portion of the park.

If you own your mobilehome, a 60-day notice is required to terminate or not renew a tenancy in a mobilehome park. The notice must state the 60-day time period, the reason for the termination, and the specific facts supporting the reason.

If you are renting your mobilehome and the space upon which it sits, regular eviction notice requirements apply and the length of the notice will depend on the reason for the eviction.

This pamphlet is intended to provide general information, and it does not constitute legal advice. If you need legal advice, please contact an attorney or apply for representation through the Eviction Protection Program.