



City of Corona Mobilehome Park Rent Stabilization Ordinance

Frequently Asked Questions

(Updated December 19, 2025)

NOTE: If you still have questions after reading this document, please contact the Housing and Homeless Solutions team by emailing RSO@CoronaCA.gov or calling 951-739-4963. Additional information is also available on our RSO website—just click [this link](#) or scan the QR code below.



Table of Contents

<i>Section 1: General Questions.....</i>	<i>2</i>
<i>Section 2: Rent Increases – General Questions</i>	<i>4</i>
<i>Section 3: CPI Rent Increases</i>	<i>7</i>
<i>Section 4: Fair Return Rent Increases</i>	<i>8</i>
<i>Section 5: Capital Improvement Rent Increases.....</i>	<i>9</i>
<i>Section 6: Vacancy Rent Increases.....</i>	<i>11</i>
<i>Section 7: Homeowner Petitions.....</i>	<i>12</i>
<i>Section 8: City Decisions on Rent Adjustments.....</i>	<i>14</i>
<i>Section 9: Park Owner Responsibilities</i>	<i>15</i>
<i>Section 10: Program Costs and Fees.....</i>	<i>18</i>
<i>Section 11: Homeowner Park Representatives.....</i>	<i>19</i>



Section 1: General Questions

1. What is the effective date of the Mobilehome Park Rent Stabilization Ordinance ("Ordinance" or "RSO")?

The Ordinance is effective as of January 2, 2026. All rent increases taking effect on or after April 2, 2026, must comply with the Ordinance. Rent increases implemented before April 2, 2026, are not governed by the Ordinance because the Park Owner should have provided notice of the increase before the Ordinance took effect on January 2, 2026, as required under California Mobilehome Residency Law.

2. Does the Ordinance apply to all rental properties in Corona?

No. The Ordinance only applies to the following 10 Mobilehome Parks¹ in Corona:

- Amberlite Mobile Home Estates
- Corona La Linda
- Corona MHP
- Corona West
- Countrywood Estates
- Flamingo Mobile Lodge
- Green River Village
- La Corona MHP
- Rancho Corona MHP
- Villa Corona MHP

3. Why does the Ordinance apply only to Mobilehome Parks?

Mobilehome owners face unique challenges compared to other renters, because they own their homes but rent the land. Mobilehome owners often have a substantial portion of their net worth invested in their homes. Moving a Mobilehome is challenging due to high relocation and installation costs, risk of damage during relocation, and restrictions on the age of incoming Mobilehomes permitted in many parks. As such, the Ordinance is designed to provide protections for mobilehome owners.

4. What is the purpose of the Ordinance?

The Ordinance prevents excessive, unreasonable, and frequent rent increases in Mobilehome Parks, while at the same time allowing Park Owners to receive a just and reasonable return on their investment.

¹ All defined terms used in the Ordinance have the same meaning and definition in this document.



5. Should I contact the City's RSO team about any question related to mobilehomes?

No. The City's RSO team only handles questions about space rent related to the Ordinance. The RSO team does not handle topics outside the scope of the Ordinance, such as rental assistance, building code issues, utility billing, and disputes between Park Owners and Homeowners or between Homeowners unrelated to space rent. For questions or concerns falling outside the scope of the Ordinance, you may wish to contact the following resources:

HCD Resources:

The California Department of Housing and Community Development (HCD) has several resources on their website, including information about their [Mobilehome Assistance Center](#), the [Mobilehome Residency Law Protection Program](#), [rights of mobilehome owners](#), and [registration and titling](#). Visit their landing page at: <https://www.hcd.ca.gov/manufactured-and-mobilehomes>.

Housing Assistance:

If you or someone you know is in need of housing assistance, please email Corona's Housing and Homeless Solutions Team at HousingandHomelessSolutions@CoronaCA.gov or call 951-739-4963.

Building Code Issues:

For building code issues, contact the City's Code Compliance Division at code.enf@CoronaCA.gov or 951-739-4970.

Utility Billing:

If a Homeowner suspects that they are being overcharged for utilities, they should first contact park management. If management does not resolve the issue, homeowners can call the Riverside County Weights and Measures at 951-955-3045 to request that they check the accuracy of the utility meters. Some Weights and Measures offices are willing to look into billing complaints, such as failure to provide proper billings or post rates, but most only check the accuracy of the meters. The California Public Utilities Commission (CPUC) is required to take informal complaints (800-649-7570) from residents in master-meter parks. The CPUC often refers these complaints to the serving utility to work out with the park management.



Section 2: Rent Increases – General Questions

6. When and how often can a Park Owner increase space rent?

Beginning April 2, 2026, a Park Owner may increase space rent only after City certification/approval. Additionally, California law requires Park Owners to provide at least 90 days' notice to the household. Park Owners may not provide a rent increase notice to a household before the City has certified/approved the increase.

The below table summarizes the four types of allowable rent increases in Corona Mobilehome Parks.

Rent Increase Type	Purpose	Frequency	Process
Consumer Price Index (CPI) Rent Increase	<u>Permanently</u> increases rent by up to 3% to allow the Park Owner to keep pace with rising operating costs	No more than once every 12 months	Requires City certification; process is initiated with submission of a form
Fair Return Rent Increase	<u>Permanently</u> increases rent beyond the CPI Rent Increase only if needed for the park owner to earn a "fair return on investment"	No more than once every 12 months	Requires City approval; process is initiated with submission of a petition
Capital Improvement Rent Increase	<u>Temporarily</u> increases rent to reimburse the park owner for substantial rehabilitation or upgrades in the park beyond ordinary maintenance	As needed	Requires City approval; process is initiated with submission of a petition
Vacancy Rent Increase	<u>Permanently</u> resets the Monthly Base Rent when a new household moves in	Upon Vacancy of a Mobilehome Space	Requires City certification; process is initiated with submission of a form

7. What is the difference between City certification and City approval for rent increases?

City certification is a streamlined process that requires less documentation from Park Owners. CPI and Vacancy Rent Increases require only City certification, which involves submitting a brief form with minimal or no supplemental documents. In contrast, Fair Return and Capital Improvement Rent Increases require a comprehensive City approval process, requiring the Park Owner to submit a complete petition and detailed supporting documentation.



8. How does a Park Owner submit requests for rent increases?

Forms and petitions for each rent increase type are posted [here on the City's website](#). Email the completed form/petition to RSO@CoronaCA.gov. Include the name of the park in the email subject line.

9. When can Park Owners start submitting requests for rent increases under the Ordinance?

See the below table. Note that the City will not accept a Park Owner's request for a rent increase if they owe outstanding Mobilehome RSO Administrative Fees (due July 1st each year) or if the Park Owner is determined to be otherwise out of compliance with the Ordinance.

Rent Increase Type	Date When City Starts Accepting Requests
Vacancy Rent Increase	January 2, 2026
CPI Rent Increase	March 2, 2026
Capital Improvement Rent Increase	May 1, 2026
Fair Return Rent Increase	January 1, 2027



10. How long does it take for the City to certify/approve a Park Owner's request for a rent increase?

The timelines specified in the Ordinance are summarized below.

Rent Increase Type	Deadline for Initial Determination of Completeness	Deadline for Subsequent Determination of Completeness	Deadline for City Determination on Request
CPI Rent Increase	7 calendar days from receipt	7 calendar days from receipt of additional information	20 calendar days from when the request is deemed substantially complete
Fair Return Rent Increase	30 calendar days from receipt	30 calendar days from receipt of additional information	75 calendar days from when the petition is deemed substantially complete
Capital Improvement Rent Increase	30 calendar days from receipt	14 calendar days from receipt of additional information	75 calendar days from when the petition is deemed substantially complete
Vacancy Rent Increase	Within 3 business days of receipt	Within 3 business days of receipt of amended request	7 calendar days from when the request is deemed substantially complete

11. Can a Park Owner increase space rent right before April 2, 2026 (when rent increases must comply with the Ordinance) and increase it again right after?

No. The first CPI Rent Increase for any individual space cannot occur until the later of (1) 12 months after the previous increase for that space or (2) July 1, 2026. A Capital Improvement Rent Increase cannot occur before November 2026. A Fair Return Rent Increase cannot occur before 2027.

12. It is possible for a Homeowner's space rent to be increased more than once within 12 months?

Yes. A Homeowner's space rent can be increased more than once in a 12-month period if the Park Owner requests and the City approves/certifies more than one type of rent increase in the same year (i.e., CPI Rent Increase, Fair Return Rent Increase, Capital Improvement Rent Increase). However, each rent increase requires separate City approval/certification. The Park Owner has the burden to provide the reasonableness of each requested rent increase.



Section 3: CPI Rent Increases

13. What is CPI?

CPI stands for Consumer Price Index, which is one of the U.S. government's official measurements of inflation. Inflation is the increase in prices of goods and services over time. In the context of Mobilehome Parks, inflation refers to the reality that it generally becomes more expensive over time to operate a park.

14. How is the CPI Rent Increase calculated?

Each February, City determines the maximum allowable CPI Rent Increase percentage for the upcoming July to June period by calculating the most recent January-to-January change in the regional Consumer Price Index. If the percentage change exceeds 3%, the allowable increase is capped at 3%. The U.S. Bureau of Labor Statistics updates CPI data for the Riverside-San Bernardino-Ontario area every other month at the following link:

<https://data.bls.gov/timeseries/CUURS49CSA0>.

15. When will the City calculate the maximum CPI Rent Increase percentage each year?

The percentage will be posted on the [City website](#) by the last business day in February of each year. The City will also email each Park Owner the maximum allowable CPI Rent Increase by space for their park. Parks Owners may start requesting City certification for the first CPI Rent Increase on March 2, 2026. The first CPI Rent Increase for any individual space cannot occur until the later of (1) 12 months after the previous increase for that space or (2) July 1, 2026.

16. Is there a specific timeframe for Park Owners to request and impose a CPI Rent Increase?

Yes. Park Owners are required to request City certification for a CPI Rent Increase during the annual filing window, which runs from the first business day of March through the last business day of the following February. Each request covers CPI Rent Increases that may take effect between July 1 of the current year and June 30 of the following year. For example, if a Park Owner wishes to request certification for a CPI Rent Increase effective between July 2026 and June 2027, they must submit their request to the City between March 2026 and February 2027. The Park Owner waives the right to impose any certified CPI Rent Increase that is not implemented by the June immediately following City certification.

17. Does the Park Owner have to impose a CPI Rent Increase for all spaces in the park on the same day?

No. A Park Owner may propose different effective dates for CPI Rent Increases for individual spaces. However, each increase must comply with the required minimum 12-month interval since the last CPI Rent Increase for that space.



Section 4: Fair Return Rent Increases

18. How is "fair return on investment" defined?

The City uses the Maintenance of Net Operating Income ("MNOI") standard to determine whether a Park Owner is earning a fair return on their investment. Based on the MNOI standard, a Fair Return Petition may result in a City-approved Fair Return Rent Increase if an increase is necessary to maintain the park's net operating income at the level it was in the Reference Year, adjusted for inflation. For this Ordinance, 2025 serves as the Reference Year because it was the final year before the Ordinance was implemented.

19. Why are Park Owners limited to submitting one Fair Return Petition per year?

Fair Return Petitions are on a calendar year basis. For example, if a Park Owner submits a Fair Return Petition for the 2026 calendar year, they are claiming that they did not earn a fair return on investment in 2026. Thus, it would be redundant to submit more than one Fair Return Petition in a 12-month period.

20. Is there a deadline for Fair Return Petitions?

Yes. Fair Return Petitions must be submitted within six months of the end of the calendar year for which the Park Owner is claiming that they did not earn a fair return.

21. What is the review process for Fair Return Petitions?

The City's consultant thoroughly reviews invoices and payment records for the 2025 Reference Year and the year in which the Park Owner believes they did not earn a fair return. The City and/or consultant works closely with the Park Owner to confirm which expenses are eligible to be considered under the Ordinance when calculating a potential Fair Return Rent Increase. All petition documentation is made available to Homeowners for review, and Homeowners are invited to submit written comments during a specified period.



Section 5: Capital Improvement Rent Increases

22. What is a Capital Improvement?

A Capital Improvement is defined as either a newly constructed facility or amenity, or the substantial replacement or reconstruction of an existing facility or amenity. For a project to qualify as a Capital Improvement in a Capital Improvement Petition, it must have a minimum useful life of 5 years, be completed on or after January 2, 2026, be permanently fixed in place, go beyond routine maintenance or minor repairs, and be for the primary benefit, use, and enjoyment of the Homeowners. Capital Improvements completed due to the Park Owner's failure to properly maintain the park do not qualify.

23. Do Homeowners have a say in paying for a Capital Improvement?

If a Park Owner wants to construct a new park facility or amenity and be reimbursed through a Capital Improvement Rent Increase, they must get approval from at least 51% of the occupied Mobilehome Spaces through a vote prior to starting the project. Section 5.47.020 of the Ordinance details the information that must be included in the ballot. No vote is needed for substantial replacement or reconstruction of existing facilities or amenities.

24. Is there a deadline for Capital Improvement Petitions?

Yes. Capital Improvement Petitions must be submitted within two years of completion and initial use of the improvement.

25. What is the review process for Capital Improvement Petitions?

The City's consultant thoroughly reviews invoices and payment records to confirm that the expenses meet the definition of a Capital Improvement. The City and/or consultant also visually inspects the improvements. All petition documentation is made available to Homeowners for review, and Homeowners are invited to submit written comments during a specified period.



26. When the City approves a Capital Improvement Rent Increase, how do Homeowners pay it?

Homeowners have two payment options:

- **Monthly payments:** Homeowners may pay a monthly rent increase over a period determined by the City, based on the improvement's useful life. Interest will be applied based on the 15-year fixed mortgage rate last published by Freddie Mac as of the petition submission date. Freddie Mac rates are published at this link: <https://www.freddiemac.com/pmms>.
- **One-time lump-sum payment:** Homeowners may instead choose to pay their share as a one-time lump sum with no interest. For example, if a \$1,000 Capital Improvement is split among 10 spaces, each household's share would be \$100. The lump sum payment must be made on or before the due date of the first scheduled monthly rent increase.



Section 6: Vacancy Rent Increases

27. When can a Park Owner request a Vacancy Rent Increase?

Parks Owners must make the request and obtain City certification prior to executing the new Rental Agreement with the new Homeowner(s).

28. Are there any scenarios when title of a Mobilehome transfers to a new person, but the Park Owner cannot impose a Vacancy Rent Increase?

Yes. The Park Owner cannot impose a Vacancy Rent Increase when:

- The Tenancy was not terminated voluntarily by the Homeowner or lawfully terminated for just cause pursuant to applicable state law.
- Title is transferred to an "immediate relative" of the previous Homeowner. "Immediate relative" includes a spouse, registered domestic partner, parent, stepparent, child, stepchild, sibling, or stepsibling, provided that the new owner uses and occupies the Mobilehome Space as a principal residence.
- Title is transferred between co-tenants, when both co-tenants have occupied the Mobilehome for at least a year prior to transfer and the new owner uses and occupies the Mobilehome Space as a principal residence.
- Title is transferred to a current or former spouse of the previous Homeowner in connection with a property settlement agreement or decree of dissolution of marriage or legal separation, provided that the new owner uses and occupies the Mobilehome Space as a principal residence.
- A Homeowner replaces their Mobilehome and continues to use and occupy the Mobilehome Space as a principal residence.



Section 7: Homeowner Petitions

29. What is a Homeowner Petition?

A Homeowner may submit a Homeowner Petition to the City if they believe that their space rent should be permanently or temporarily reduced or temporarily frozen because the Park Owner has (1) charged them rent that exceeds the amount allowable under the Ordinance, (2) failed to maintain the park and/or one or more spaces in a habitable condition in accordance with applicable laws or their Rental Agreement, or (3) decreased the level of Housing Services included in the Monthly Base Rent without a corresponding reduction in Monthly Base Rent.

30. What are Housing Services?

Housing Services refer to all services provided by a Park Owner within the Monthly Base Rent, including, but not limited to, water, sewer, natural gas, electricity, trash, management and administration, maintenance and repairs, recreation facilities (including pools), laundry facilities, storage space, parking, security services, insurance, and the payment of property taxes.

31. When can Homeowners start submitting Homeowner Petitions?

Homeowners may begin submitting Homeowner Petitions on May 1, 2026. However, the City will not accept a Homeowner Petition if the Homeowner owes outstanding Mobilehome RSO Administrative Fees to their Park Owner or if they are determined to be otherwise out of compliance with the Ordinance.

32. Is there a deadline for Homeowner Petitions?

Yes. Homeowner Petitions must be submitted within two years from the date the Homeowner first knew, or reasonably should have known, of the condition(s) upon which the petition is based.

33. How many Homeowner Petitions can one Homeowner can submit?

No more than 1 Homeowner Petition may be filed by or on behalf of a Mobilehome Space within 12 months.



34. What happens after a Homeowner Petition is submitted?

Within 30 calendar days of receipt, the City must determine whether the petition is complete. If additional information is needed, the City will provide an itemized written list of the required information. Each time the Homeowner provides additional information, the City has another 30 calendar days to review the petition for completeness. Once the City deems the application substantially complete, the City has 75 calendar days to make a determination. The City will share the determination with the Petitioner, the Park Owner, and the Homeowner Park Representative. The City will also post the determination on the City website and require the Park Owner to post it in the park.

35. Another Homeowner in my park submitted a Homeowner Petition on a specific issue. I did not agree with the City's determination on their petition. Can I submit my own petition on the same issue?

Not within the same 12-month period. However, the City encourages Homeowners who are affected by the same issue to submit a joint Homeowner Petition so they can collaborate on responding to the City's follow-up questions and providing supporting documentation.

36. Another Homeowner in my park submitted a Homeowner Petition on a specific issue. The petition resulted in the City approving a rent decrease for them. I did not participate in the petition, but I am affected by the same issue. Can I get a rent decrease too?

Yes. Within 90 days of the City's determination on a Homeowner Petition, the Park Owner must make the same rent adjustments for all other Homeowners affected by the conditions on which the Petition was based. Therefore, affected Homeowners do not need to file a separate petition to receive the rent decrease.

37. Why do I have to pay \$100 to submit a Homeowner Petition?

The \$100 Homeowner Petition Fee covers a small portion of the City's cost to process the petition. The actual cost for City staff and/or consultants time can be as much as \$6,115, but the City absorbs the remaining amount. If the Homeowner Petition results in the City approving a rent adjustment, the City will refund the \$100 fee to the Petitioner.



Section 8: City Decisions on Rent Adjustments

38. What can I do if I disagree with the City's determination regarding a rent adjustment?

Either a Homeowner or Park Owner may file a written Notice of Appeal with the City Clerk within 10 days of the determination, pursuant to Corona Municipal Code Section 1.09.060. A hearing officer will review the appeal at a hearing and then issue a decision. The party initiating the appeal is responsible for both the appeal fee and half of the hearing officer's costs. The City covers the remaining half of the hearing officer's costs. See [Corona Municipal Code Section 1.09.060](#) for more details about the appeal process.

39. Why is the City responsible for making determinations on rent adjustments? Why aren't determinations made by a hearing officer or a Mobilehome Park Rent Review Board or Commission?

Based on feedback from both Homeowners and Park Owners, the City Council designed the Mobilehome Park Rent Stabilization Program to be cost-efficient while still preventing excessive rent increases and ensuring park owners a fair return on their investment. Involving hearing officers and boards/commissions in the rent increase process would significantly increase Program costs and lengthen timelines. By having the City make initial determinations, petitions can be reviewed more quickly and applied consistently across parks, and overall Program costs are kept lower.

However, if any Homeowner or Park Owner disagrees with the City's decision on a petition, they have the right to appeal the decision pursuant to Corona Municipal Code Section 1.09.060. In that case, a hearing officer would be retained to process the appeal. This approach avoids the cost of a hearing officer when there is agreement on the City's determination, while still ensuring access to a hearing officer if there is a disagreement.



Section 9: Park Owner Responsibilities

40. What one-time action steps are Park Owners required to take to comply with the Ordinance?

One-time Park Owner responsibilities include, but are not limited to, the following:

Posting and distribution of the Ordinance:

- By January 2, 2026, post and maintain a hard copy of the complete Ordinance in English and Spanish in the Park Notice Posting Locations (the Ordinance is provided in both languages on the City's RSO webpage).
- By January 4, 2026, provide each current Homeowner a copy of the Ordinance. Park Owners may choose to provide an electronic copy by sharing the link and Quick Response code ("QR Code") to the City's RSO webpage where the Ordinance is available in English and Spanish. However, if a Homeowner requests a hard copy, the Park Owner must provide a hard copy of the complete Ordinance in English or Spanish, as elected by the Homeowner, within 10 business days of their request.

Initial program submittals:

- By January 30, 2026, submit the Initial Park Owner Submittal Form and required attachments (the form is provided on the City's RSO webpage).

What recurring action steps are Park Owners required to take to comply with the Ordinance?

Recurring Park Owner responsibilities include, but are not limited to, the following:

Rent increases and certifications:

- By January 31st of each year, submit and post in the Park Notice Posting Locations the Notice of Maximum Rent Upon Vacancy (the form is provided on the City's RSO webpage).
- Obtain City certification/approval prior to noticing any rent increases or imposing a Vacancy Rent Increase (the forms are provided on City's RSO webpage).

Billing and fees:

- Each month, issue to each Mobilehome Space a written Homeowner Monthly Billing Statement with the items outlined in Section 5.47.070 of the Ordinance itemized.
- By July 1st of each year, pay the Mobilehome RSO Administrative Fee.

Notices, posting, and records:

- Within 5 business days of a request from the City, post a copy of a notice or other document issued by the City related to the Ordinance for the length of time specified by the City. The City will provide the notice in both English and Spanish; both versions must be posted.
- Within 5 business days of a request from the City, provide rent rolls for a specified period.



Rental agreements and disclosures:

- Include the provisions outlined in Section 5.47.060 of the Ordinance in each new Rental Agreement executed on or after January 4, 2026. Amending Rental Agreements executed prior to that date is not required.
- Provide each prospective Homeowner a copy of the Ordinance. Park Owners may choose to provide an electronic copy by sharing the link and QR Code to the City's RSO webpage where the Ordinance is available in English and Spanish. However, if a prospective Homeowner requests a hard copy, the Park Owner must provide a hard copy of the complete Ordinance in English or Spanish, as elected by the prospective Homeowner, within 10 business days of the request.
- Within 5 business days of executing a new Rental Agreement, submit the information outlined in Section 5.47.090(D) of the Ordinance (the form is provided on the City's webpage).

Changes in status or ownership:

- Within 30 calendar days of a Mobilehome Space that was previously exempt from the Ordinance becoming subject to the Ordinance, submit the information outlined in Section 5.47.090(A) of the Ordinance.
- Within 10 business days of opening escrow for sale or transfer of a park (or if no escrow is used, the date the documents for sale or transfer are executed), submit the information outlined in Section 5.47.100(E) of the Ordinance.

Other requirements:

- Comply with California Mobilehome Residency Law.

41. Where are the Park Notice Posting Locations?

The Park Notice Posting Locations means both of the following locations in the park:

- A location in the park office, manager's office, or other office accessible and visible to all Homeowners; and
- A location in the clubhouse, recreation building/room, auditorium, assembly room, or other prominent place accessible and visible to all Homeowners.

42. How does a Park Owner submit forms, petitions, supporting documentation, checks, and other information to the City?

Email documents to RSO@CoronaCA.gov. Include the name of the park in the email subject line. To mail documentation, please use the below address. Email submissions are preferred.

City of Corona

Attn: Housing and Homeless Solutions Division – Mobilehome Rent Stabilization

400 S. Vicentia Ave

Corona, CA 92882



43. Where can I find the link and QR Code to the City's webpage with the Ordinance in English and Spanish?

The link is as follows: <https://www.coronaca.gov/departments/city-managers-office/housing/mobile-home-rent-stabilization-ordinance>

The QR Code is below.



44. Are Park Owners required to give the City 90 days' notice before increasing Homeowners' utility pass-throughs?

No. According to Section 5.47.120(J)(1) of the Ordinance, the 90-day notice requirement only applies when a separate charge for a utility service previously included in the rent is being imposed for the first time. Thus, if Homeowners are already separately billed outside of the rent for a utility, 90-day notice is not required for increasing those charges. Note that Section 5.47.120(J)(2) of the Ordinance requires 90-day noticing before imposing, increasing, decreasing, or eliminating a government-imposed charge separately billed pursuant to Civil Code Section 798.49 (not utility charges).

45. What happens if a Park Owner does not comply with the Ordinance?

General penalties per [Corona Municipal Code Section 1.08.025](#) apply. Additionally, if a Park Owner or their representative charges excessive rents, the Park Owner must pay 3 times the overcharge to each affected household. If a Park Owner owes outstanding Mobilehome RSO Administrative Fees, the City will not approve or certify a rent increase or accept a petition until all outstanding fees are paid.



Section 10: Program Costs and Fees

46. How is the Mobilehome Park Rent Stabilization Program funded?

The Program was designed to be nearly cost neutral. The Homeowners and Park Owners pay fees to help cover costs associated with implementing and administering the Ordinance.

47. When are fees due?

Park Owners owe Mobilehome RSO Administrative Fees by July 1 of each year. Beginning July 1, 2026, Park Owners may start charging Homeowners up to \$5 per space per month on their rent bill to be reimbursed for the Homeowners' share of the Mobilehome RSO Administrative Fees. The Homeowners' share of the Mobilehome RSO Administrative Fees is not part of their Monthly Base Rent.

Petition fees are due with the submission of the petition.

48. How much are fees?

The 2026 and 2027 fees are shown below. Fees in subsequent years will be determined based on review of costs in 2026 and 2027.

Fee Type	2026 Fee Amount	2027 Fee Amount
Mobilehome RSO Administrative Fee	\$99.00 per Mobilehome Space per year	\$62.16 per Mobilehome Space per year
Capital Improvement Petition Fee	\$10,500 per petition	\$10,500 per petition
Fair Return Petition Fee	\$25,000 per petition	\$25,000 per petition
Homeowner Petition Fee	\$100 per petition	\$100 per petition

Note: The lower fee in 2027 reflects that some start-up and initial implementation costs occur in 2026 and are not expected to recur annually.

49. Can Park Owners pass through petition fees to Homeowners?

If a Capital Improvement or Fair Return Petition results in the City approving a rent increase, upon request from the Park Owner, the City may allow the Park Owner to pass through up to 50% of the petition fee over 12 months to the Homeowners in the park. Interest cannot be added. If the City denies the rent increase, none of the petition fee may be passed through to Homeowners.



Section 11: Homeowner Park Representatives

50. Is it mandatory for every Mobilehome Park to elect a Homeowner Park Representative?

No. Electing a Homeowner Park Representative is optional, although it is highly recommended. The Homeowner Park Representatives' responsibilities are to share City notices with other Homeowners in their park and observe the count of Capital Improvement Vote ballots for any new Capital Improvement projects. If the Homeowners in your park do not elect a Homeowner Park Representative, you can still view City notices online or as posted in your park. Additionally, ballot counting will be conducted without a Homeowner Park Representative present. The absence of a representative does not invalidate a Capital Improvement vote or delay the City's review of a petition.

51. By when should Homeowners elect a Homeowner Park Representative?

Homeowners are strongly encouraged elect a Homeowner Park Representative by February 15, 2026.

52. Who holds the election for the Homeowner Park Representatives?

The Homeowners in each park are responsible for electing their Homeowner Park Representative. The election may be held in any way the Homeowners deem inclusive and effective (e.g., in-person vote during a meeting, online ballot, paper ballot).

53. What are the eligibility requirements to be elected a Homeowner Park Representative?

The person must be a Homeowner in the park and have access to email and a phone.

54. Once Homeowners elect a Homeowner Park Representative, what is the next step?

Within 5 business days of election, the Homeowner Park Representative must send an email to RSO@CoronaCA.gov providing the following: their name, name of their Mobilehome Park, mailing address, email address, phone number, preferred method of communication, and primary language spoken. The City does not need a copy of the votes.

55. How long is each Homeowner Park Representative's term?

There is no fixed term. Homeowners may elect a new Homeowner Park Representative at any time for any reason. The process for selecting, replacing, or removing a representative is determined by the Homeowners in the park, such as through a meeting, vote, or other method mutually agreed upon.

