

NOTICE OF PROPOSED ADOPTION OF ORDINANCE NO. 2010

PLEASE TAKE NOTICE that on, by the City May 26, 2026, at 6:00 p.m. in the Council Chambers, Upland City Hall, 460 North Euclid Avenue, Upland, California, the City Council of the City of Upland shall consider the adoption of Ordinance No. 2010, entitled "An Ordinance of the City Council of the City of Upland, California, adding Chapter 5.68 to Title 5 of the Upland Municipal Code regarding Mobilehome Rent Review." The aforementioned ordinance was introduced for first reading on May 11, 2026 by the City Council. A summary of that Ordinance is as follows:

Summary of Ordinance No. 2010

Ordinance No. 2010 would add Chapter 5.68 of Title 5 of the Upland Municipal Code, which would establish a Mobilehome Rent Review program in the City.

Specifically, the Ordinance would establish regulations governing rent increases in mobilehome parks within the City to protect homeowners from excessive rent increases while balancing the interests of mobilehome park owners to receive a just and reasonable return on their investment. The Ordinance would define key terms and establish applicability to mobilehome parks within the City, unless otherwise exempt under applicable state law.

The Ordinance would permit rent increases without a hearing where there has been no prior rent increase for the affected spaces during the preceding twelve (12) months, and where the rental increase assessed by the mobilehome park owner does not exceed eighty percent (80%) of the increase in the Consumer Price Index (CPI) for the preceding calendar year, up to a total increase not to exceed seven percent (7%) of the base rent for the affected homeowner. Provided, however, in the event that the increase in the Consumer Price Index shall itself exceed eight and three-quarters percent (8.75%), such permitted increase shall be seven percent (7%) plus fifty percent (50%) of the increase of the Consumer Price Index in excess of eight and three-quarters percent (8.75%).

Additionally, the Ordinance would establish procedures for requesting rent increases in excess of the permitted amount, including application requirements, notice to affected homeowners consistent with state law, and a hearing process before a Hearing Officer. The Hearing Officer would determine whether the increase is reasonable and provides a just and reasonable return, based on specified factors, including changes in the CPI, comparable rents, changes in operating and maintenance expenses, capital improvements and amortization, changes in utility costs, the level and quality of services provided, the market value of the park, and the investment of the park owner.

Finally, the Ordinance would establish procedures for hearings and decisions, provide for judicial review, and include provisions related to administration of the program, rent adjustments upon the transfer of a mobilehome, including allowing a mobilehome park owner to establish market rent upon transfer of ownership or occupancy (subject to specified exclusions), after which the mobilehome space remains subject to the ordinance, including limitations on subsequent rent increases, and enforcement provisions, including penalties for violations.

A certified copy of the entirety of the text of Ordinance No. 2010, together with the Code to be adopted thereby, is available in the office of the City Clerk, Upland City Hall, 460 North Euclid Avenue, Upland, California, and is open for public inspection at that location.

Keri Johnson, CMC, CPMC
Upland City Clerk