

CITY OF
POMONA, CA


ORDINANCE NO. 4368

Proposed Amendments to the Pomona
Municipal Code
Sections 30-551 and 30-553

Fees Associated with Mobile Home Rent
Adjustment Petitions

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Mobile Home Rent Stabilization Ordinance (RSO)

- Adopted by Ordinance No. 3652 dated April 28, 1992, as amended by:
 - ✓ Ordinance No. 3702 dated August 2, 1992
 - ✓ Ordinance No. 4609 dated September 8, 2006
- Caps annual rent increase to the lesser of the January CPI percentage increase or 5%
- Applies to the use of the mobile home space and not mobile home unit
- Allows landlord and tenants to petition for rent adjustments above or below the rent cap

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Petitions for Rent Increase Adjustment (Cont'd)


1. Fair Return Petition
 - When base year net operating income yielded other than a fair and reasonable return on investments
2. Capital Improvements Petition
 - Distinguished from ordinary repair, replacement and maintenance

Petition Considerations

- Tax increase/decrease
- Increase/decrease in living space, furniture, furnishings, equipment
- Substantial deterioration of the units beyond wear and tear

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Draft Ordinance No. 4368

OBJECTIVE: Seeks to recover cost for processing mobile home rent adjustment petitions, in particular expert review and related costs (i.e. translation services, supplies, etc.)

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Comparative Analysis of Petition Fees

CITY	Petition Type	Fee Amount (\$)	# of Parks
CARSON	<ul style="list-style-type: none"> Capital Improvement Fair Return 	<ul style="list-style-type: none"> \$13,000 plus \$15 per space Up to 150 spaces: \$22,500 plus \$15/space Over 150 spaces: \$30,000 plus \$15/spc 	25
CORONA	<ul style="list-style-type: none"> Capital Improvement Fair Return Homeowner 	<ul style="list-style-type: none"> \$10,500 per petition \$22,500 \$100 per petition 	14
EL MONTE	Fair Return	Consultant cost Requires \$23,500 deposit	41
Escondido	Fair Return	\$7,800 to City, plus consultant cost	37

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Ordinance No. 4359 - City of Pomona's Rent Stabilization and Eviction Control Ordinance

- Landlords bear all costs associated with review
- Amount determined based on complexity of petition and anticipated expert review
- City of Pomona has 20 mobile home parks

4/8/2026 252 E. 4th Street Project

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STAFF PROPOSALS

1. Fee Structure
 - Fair Return Petition - \$25,000 per petition
 - Capital Improvement Petition - \$10,500 per petition
 - Homeowner - \$100 per petition
2. Fee(s) to be paid at the time of petition submission

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NEXT STEPS

1. Second Reading of Ordinance 4368 to authorize City Council to establish fee schedule and require applicants to pay a petition fee at time of petition submission
2. The fees will be included in the Master Fee Schedule update to be presented to Council, for approval, on May 18, 2026.

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