



City of Salinas

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CITY OF SALINAS PUBLIC NOTICE MAXIMUM ALLOWABLE ANNUAL INCREASE FOR MOBILEHOME PARK RENT

Subject to the provisions of Salinas City Code Chapter 17.1, the maximum allowable annual mobilehome park rent increase effective February 1, 2012 is 2.25%. Rent increases shall not be effective until the landlord has given notice required by State law.

In accordance with Chapter 17.1-4, on or after February 1st of each year, the rent may be increased to an amount equal to the rent in effect on February 1st of the prior year adjusted by 75% of the increase in the Consumer Price Index (CPI) for all Urban Consumers for the San Francisco-Oakland Bay Area, as reported by the U.S. Labor Bureau of Labor Statistics, rounded to the nearest one quarter of one percent. The increase in the CPI shall be equal to the percentage increase between the CPI last reported as of August 31 of the most recent year and the CPI last reported as of August 31 of the year prior to that, up to a maximum of 8%.

The CPI increased 2.9% between August, 2010 and August, 2011. Accordingly, the maximum mobilehome park rent increase shall be 2.25%.

Banking. Across-the-board rent increases allowed pursuant to Chapter 17.1 may be accumulated and implemented by the landlord at any future time, except that said increases are not permitted when in conjunction with vacancy increases authorized by Chapter 17.1, they exceed the amounts of the increases otherwise authorized by Chapter 17.1-4.

There are exceptions to the City regulations governing annual mobilehome rent increases. These include tenancies that were used primarily for commercial purposes as of June 1, 1990, mobilehome parks of four or fewer spaces, mobilehome parks owned exclusively by the tenants, tenancies the rental of which is subsidized by any governmental agency, and tenancies exempted by State or federal law including those rented under agreements conforming to State of California Civil Code Section 798.17. In the latter case, there may be mobilehome parks where some tenancies are subject to the City regulations and others are exempted. Questions should be directed to the Housing Division, Community and Economic Development Department at (831) 758-7334.

Posted this 6th day of October 2011.



Patricia M. Barajas
Interim City Clerk

cc: Grace Aston, Housing Division
Miguel Gutierrez, Accounting Officer