An ordinance amending Section 151.06 of the Los Angeles Municipal Code so as to allow vacancy decontrol for mobilehomes in limited circumstances, and an increase in an amount not to exceed any existing comparable site rent in the Park or ten percent (10%), whichever is the lower, when a mobilehome is sold and remains in the Park.

THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

Section 1. Section 151.06 of the Los Angeles Municipal Code is hereby amended by adding a new Subsection F thereto to read as follows:

F. For a rental unit, which is the site within a mobilehome park (hereafter "site") on which a mobilehome is located and is vacated by all the tenants after the operative date of this subsection:

1. Except as otherwise provided in this subsection, if the mobilehome on the site is vacated voluntarily or as a result of an eviction or termination of tenancy based on one or more of the grounds described in Section 151.09A1, A2 or A9, and the mobilehome is permanently removed from the site, then the maximum rent or maximum
adjusted rent may be increased to any amount upon
the re-rental of the site. Thereafter, as long
as the site continues to be rented to one or more
of the same persons, no other rent increase shall
be imposed pursuant to this subdivision.

However, this subdivision shall not apply in
the following circumstances:

a. If the mobilehome has been temporarily
removed for repairs; or

b. If the mobilehome has been replaced with
a new mobilehome that one or more of the same
tenants will occupy.

2. If the site is voluntarily vacated by all
the tenants as a result of a sale of the
mobilehome, and the mobilehome is not removed from
the site, then the maximum rent or maximum
adjusted rent may be increased by an amount not to
exceed the rent on any existing comparable site in
the park, or ten percent (10%), whichever is the
lower. A comparable site for the purposes of this
subdivision shall be a site within the same park
which has a mobilehome located on it which is
substantially the same size (single, double or
triple wide) as the mobilehome that was sold.
Thereafter, as long as the site continues to be
rented to one or more of the same persons, no
other rent increase shall be imposed pursuant to
this subdivision. The rent may only be increased
pursuant to this subdivision once in any twelve
consecutive month period.

Sec. 2. The second unnumbered paragraph of Subsection D
of Section 151.06 is hereby amended to read as follows:

The maximum rent or maximum adjusted rent
may be increased in an amount not to exceed seven
percent, but if the landlord pays all the costs
of electricity and/or gas services for a rental
unit then the maximum rent or maximum adjusted
rent may be increased an additional one percent
for each such service paid by the landlord. If a
rent increase has been imposed pursuant to
Subsections A, B, C or F1, of this Section, then
no rent increase may be imposed pursuant to this
Subsection until twelve consecutive months or
more have elapsed since such rent increase.

Sec. 3. Paragraph 5 of Subsection C of Section 151.06 is
hereby repealed.
Sec. 4. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of

MAY 2 1984

ELIAS MARTINEZ, City Clerk,

By: Edward W. Anderson
Deputy.

MAY 2 1984

Approved

Mayor.

Approved as to Form and Legality

May 2, 1984
IRA REINER, City Attorney,

By: SHARON L. SIEDORF, Deputy.

File No. C.F. Nos. 82-1623 and 82-1623 Supp. 1

City Clerk Form 28

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