

RESOLUTION NO. 2020-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA RETAINING THE ADMINISTRATIVE FEE
FOR RENT CONTROL SERVICES AT \$25 FOR FISCAL YEAR
2020/21 IN CHAPTER 18 (MOBILEHOMES) OF THE CITY'S
MASTER FEE SCHEDULE

WHEREAS, California State Mobilehome Residency Law allows local jurisdictions to establish rent control; and

WHEREAS, in 1982, the City adopted Chula Vista Municipal Code ("CVMC") Chapter 9.50, "Mobilehome Park Space – Rent Review," as allowed by Mobilehome Residency Law, and amended it to its current state on July 19, 2011; and

WHEREAS, these amendments took effect August 18, 2011 and established an administrative fee to provide a limited segment of the public, specifically mobilehome residents, per CVMC Section 9.50.030, the ability to obtain unique services and benefits available to them only under Chapter 9.50, including, but not limited to, a rent calculation (via the annual permissive rent increase and exceeding the annual permissive) which results in reduced rents and related ombudsman services; and

WHEREAS, on February 14, 2012 the City adopted "Mobilehome Park Space - Rent Review Administrative Fee Regulations" establishing a process for determining and collecting such fee; and

WHEREAS, the proposed fee does not exceed the estimated reasonable cost of providing the associated services and the fund balance of the fee and estimated revenues for fiscal year 2020-21 are sufficient to warrant maintaining the fee rate at \$25 for the coming year; and

WHEREAS, Article XIII C of the California Constitution requires a vote of the electorate to increase any levy, charge, or exaction imposed by a local government, unless specifically exempted; and

WHEREAS, pursuant to the provisions of Article XII C, the proposed fees are exempt from the vote requirement; and

WHEREAS, the proposed amendment to the Master Fee Schedule Chapter 18 (Mobilehomes) shall become effective upon adoption of this Resolution by the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chula Vista does hereby accept Chapter 18 (Mobilehomes) of the City's Master Fee Schedule as reflected on Exhibit 1 to this Resolution and retains the fee at \$25 for Fiscal Year 2020-21.

Presented by:

Approved as to form by:

Kelly G. Broughton, FASLA
Director of Development Services

Glen R. Googins
City Attorney



MASTER FEE SCHEDULE
Chapter 18 – Mobilehomes
General Fees

City of Chula Vista Development Services
276 Fourth Avenue, Chula Vista, CA 91910

FEE BULLETIN

18-100

May 2020

**MOBILEHOME PARK SPACE RENT
REVIEW ADMINISTRATIVE FEE**

An administrative fee is required of all households residing in eligible mobilehome spaces to receive the benefits and services provided in Chapter 9.50 of the Chula Vista Municipal Code, Mobilehome Park Space Rent Review.

The administrative fee is assessed annually, with payments due by July 1st. There is a sixty (60) day grace period that commences on the due date, within which payments will be accepted.

Annual fee, per mobilehome space \$25

**MOBILEHOME PARK CLOSURE OR
DISCONTINUANCE APPLICATION FEE**

Pursuant to Chapter 9.40 of the Chula Vista Municipal Code, Housing Assistance, prior to any Mobilehome Park closure or cessation of use an application must be filed with the City.

Application fee..... Full cost recovery
Initial deposit \$5,000

FULL COST RECOVERY

For all full cost recovery fee items, an initial deposit shall be collected to cover the City’s full cost, including overhead, incurred in conjunction with review and processing as requested by applicant. Additional funds may be collected, as required, to cover City costs. Should the application be withdrawn at any time, the deposit shall be adjusted to cover the City’s actual costs, including overhead, up to that time. Any funds remaining on deposit at the time of the completion or withdrawal of the application shall be returned to the depositor, after accounting for expenses incurred to date.

See Master Fee Schedule Fee Bulletins 1-100 and 1-200 for additional discussion of full cost recovery and current hourly rates.