

**ORDINANCE NO. 3426**

**AN ORDINANCE OF THE CITY OF CORONA,  
CALIFORNIA, MAKING MINOR CLARIFYING  
AMENDMENTS TO THE MOBILEHOME PARK RENT  
STABILIZATION PROVISIONS OF THE CORONA  
MUNICIPAL CODE (CHAPTER 5.47)**

**WHEREAS**, Article XI, Section 7 of the California Constitution authorizes cities to make and enforce within their limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

**WHEREAS**, on December 3, 2025 the City Council adopted Ordinance No. 3422 adding Chapter 5.47 to Title 8 of the Corona Municipal Code to establish Mobilehome Park Rent Stabilization provisions; and

**WHEREAS**, the City Council now desires to make minor clarifying changes to Chapter 5.47 to implement its intended purposes.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA,  
CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Section 5.47.020. Section 5.47.020 (Definitions) is amended to add a new definition for “Capital Improvement Details” and to amend the definition of “Capital Improvement Vote” as follows:

**“5.47.020 Definitions.**

.....

**Capital Improvement Details.** The term “Capital Improvement Details” means at least the following information:

(1) **Maximum Cost.** The estimated maximum cost of the Capital Improvement(s) to be passed through to the Homeowners.

(2) **Useful Life.** The useful life or average useful life of the Capital Improvement(s) to be used in determining the amortization period for the cost of the Capital Improvement(s).

(3) **Rent Increase Interest Allowance.** The estimated Rent Increase Interest Allowance to be factored into the amortization period.

(4) **Maximum Capital Improvement Rent Increase.**

Using the information provided for in (1) through (3) above, the estimated maximum Capital Improvement Rent Increase to be charged each month to each Mobilehome Space in the Mobilehome Park.

**Capital Improvement Vote.** The term “Capital Improvement Vote” means an election with a written ballot by which the Homeowners in a particular Mobilehome Park decide whether to authorize the Mobilehome Park to construct one or more new Capital Improvement(s) Subject to Vote and pass on the cost(s), plus interest, to the Homeowners in the form of a temporary rent increase over a period that approximates either the useful life of the Capital Improvement Subject to Vote or, if there is more than one Capital Improvement Subject to Vote, their average useful life. The ballot must include a clear description of the Capital Improvement Details.

....”

**SECTION 2.** Section 5.47.120 (H). Sub-Section (H) (Prior Mobilehome RSO compliance required – Homeowners) of Section 5.47.120 (Permissible Rent Increases - regulations) is amended to read as follows:

**“5.47.120 Permissible Rent Increases - regulations.**

....

**(H) Prior Mobilehome RSO compliance required – Homeowners.** No Homeowner Petition will be accepted from any Homeowner, and no suspension or refund of, or decrease in, rent will be implemented for any Mobilehome Spaces within a Mobilehome Park for which the Homeowner is in arrears on their Homeowner Share of Administrative Fee or where the Homeowner is determined to be out of compliance with this chapter.

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**SECTION 3.** Section 5.47.130 (B). Sub-Section (B) (Limitation on frequency of CPI Rent Increase) of Section 5.47.130 (Permissible Rent Increases – CPI Rent Increases) is amended to read as follows:

**“5.47.130 Permissible Rent Increases – CPI Rent Increases.**

....

**(B) Limitation on frequency of CPI Rent Increase.** A CPI Rent Increase shall not be imposed by a Park Owner for a Mobilehome

Space more frequently than once during any twelve (12) month period, including less than twelve (12) months since any Monthly Base Rent increase imposed prior to the Base Year Rent.

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**SECTION 4.** Section 5.47.130 (A), (I) & (J). Sub-Section (A) (Petition and petition fee), Sub-Section (I) (Amortization of rent increase and interest; line item on billing) and Sub-Section (J) (Maximum rent increase) of Section 5.47.140 (Permissible Rent Increases – Capital Improvement Rent Increases) are amended to read as follows:

**“5.47.140 Permissible Rent Increases - Capital Improvement Rent Increases.**

(A) **Petition and petition fee.** A Park Owner may submit a Capital Improvement Petition, on a form approved by the Housing Supervisor and accompanied by the Capital Improvement Petition Fee, for a rent increase based on the cost of a completed Capital Improvement. The petition shall include, at a minimum, the Capital Improvement Details. Supporting documentation shall be filed with the petition and the Park Owner shall produce, at the request of the Housing Supervisor, any records, receipts, reports, or other documents that the Housing Supervisor deems necessary to make a determination concerning the petition. The Capital Improvement Petition shall be made under penalty of perjury, and supporting documents shall be certified or verified as requested by the Housing Supervisor.

....

(I) **Amortization of rent increase and interest; line item on billing.**

(1) **Amortization.** The Capital Improvement Rent Increase shall be: (i) amortized over a period that approximates either the useful life of the Capital Improvement or, if there is more than one Capital Improvement, their average useful life, as indicated in the Capital Improvement Details; (ii) consistent with the Mobilehome RSO Rules & Regulations; and (iii) apportioned equally among the affected Mobilehome Spaces.

(2) **Interest.** Interest shall be allowed on the approved cost(s) at the Rent Interest Allowance published as of the date of the petition was lodged with the Department.

(3) **Itemized listing.** As required by Section 5.47.070, the Capital Improvement Rent Increase shall be a separate line item on the Homeowner Monthly Billing Statement, and the final date of amortization shall be indicated next to the Capital Improvement Rent Increase. A Park Owner shall cease collecting the Capital Improvement Rent Increase when the Park Owner recovers the approved costs plus interest.

(J) **Maximum rent increase.** Unless due to extenuating circumstances as determined and approved by the Housing Supervisor, no Capital Improvement Rent Increase shall either: (1) if applicable, exceed the maximum Capital Improvement Rent Increase indicated in the Capital Improvement Details; or (2) cause the Monthly Base Rent for any Mobilehome Space within the Mobilehome Park to increase by more than ten percent (10%).

...”

**SECTION 4. Incorporation of Recitals.** The City Council finds and determines that the foregoing Recitals are true and correct and incorporates the Recitals herein.

**SECTION 5. CEQA Findings.** This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action establishes a rent stabilization ordinance to regulate the amount of space rent within Mobilehome Parks within the City, and there is no possibility that adopting this Ordinance will have a significant effect on the environment. Therefore, no environmental analysis is required.

**SECTION 6. Severability.** If any provision or clause of this Ordinance or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this Ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this Ordinance are declared to be severable.

**SECTION 7. Conflicting Ordinances.** This Ordinance shall supersede all other previous City Council resolutions and ordinances that may conflict with, or be contrary to, this Ordinance.

**SECTION 8. Liberal Construction.** This Ordinance shall be liberally construed to achieve the purposes of this Ordinance and to preserve its validity.

**SECTION 9. Effective Date.** The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary

of it, to be published in a general circulation newspaper published and circulated in the City of Corona. This Ordinance shall take effect and be in force on the 30<sup>th</sup> day after its adoption.

**PASSED, APPROVED AND ADOPTED** this 18th day of February, 2026.

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Mayor of the City of Corona, California

**ATTEST:**

\_\_\_\_\_  
City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California, duly held on the 4th day of February, 2026, and thereafter at a regular meeting held on the 18th day of February, 2026, it was duly passed and adopted by the following vote of the City Council:

**AYES:**  
**NOES:**  
**ABSTAINED:**  
**ABSENT:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 18th day of February, 2026.

\_\_\_\_\_  
City Clerk of the City of Corona, California

(SEAL)