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Dear Fellow Sunnyhills Residents,,

If you have received a rent increase that is greater than 2.55% it is in violation of The Santa Barbara Mobilehome Rent Control Ordinance. There are both monetary fines and jail time as penalties to those officers and or agents of any Mobilehome management company ignoring this ordinance.

If you are reading this post than you have access to the internet and you can look this county ordinance and State law for yourself up for yourself. Listed below are the state and county laws that have given you rent control:

1. State of California Mobilehome Residency Law - 798.17 (k) This law says that the long term exemption clause in the civil code 798.17 became null and void January 1st 2025.

2. County of Santa Barbara Mobilehome Rent of Ordinance 11A-5.:

(a)

Management's notice of an increase in the maximum rent schedule shall:

1. Comply with state law; **(That state law being 798.17 (k) listed above)**

3. Management will show you a part of your lease where you initialed a statement that says you will never agree to rent control. This part of your lease is made null and void by Mobilehome Residency Law 798.19:

#### **NO WAIVER OF CHAPTER 2.5 RIGHTS**

No rental agreement for a mobilehome shall contain a provision by which the homeowner waives his or her rights under the provisions of Articles 1 to 8, inclusive, of this chapter. Any such waiver shall be deemed contrary to public policy and void.

4. Lastly there are penalties for the county to employee and court options for mobilehome owners to take:

#### **SEC. 11A-12. - PENALTIES.**

(a)

Any willful violation of the provisions of this chapter shall be punished by a fine not exceeding five hundred dollars or imprisonment for a term not exceeding six months, or by both such fine and imprisonment. Every day any such violation shall continue shall constitute a separate offense.

b)

Any homeowner aggrieved by the willful violation of any of the provisions of this chapter may sue thereon and recover actual damages therefor, plus a civil penalty not to exceed two hundred dollars for each such violation.

We will be addressing the Board of Supervisors on Tuesday Feb. 11th to ask them to send letters to all of the mobilehome management companies in their jurisdiction to remind them of the county laws and the penalties that they carry for ignoring them.

