



COMMUNITY DEVELOPMENT DEPARTMENT

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

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October 27, 2025

TO: Mobilehome Park Owners in Tuolumne County
FROM: Rachel Bell, Business Manager
SUBJECT: Annual Cost of Living Adjustment Notification for 2026

The purpose of this memo is to inform you that the across-the-board rent increase for 2026, based on **the Social Security Administration's Cost of Living Adjustment (COLA), is 2.8%**. This adjustment applies to all residents in your park who are currently covered under the County of Tuolumne Mobilehome Park Rent Control Ordinance. The Social Security Administration announced the 2.8% COLA increase on October 24, 2025, which will become effective January 1, 2026.

As you may be aware, the County's Mobilehome Park Rent Control Ordinance allows rent increases for park residents under rent control as follows:

5.28.060 Across-the-board rent increases.

A. *One (1) across-the-board rent increase per occupied space is allowed per calendar year whether based on the increase in the Social Security Administration's Cost of Living Adjustment (COLA) or by application made in accordance with Section 5.28.070 for a rent increase greater than that authorized by the COLA. The date of a resident's annual rent increase would be the anniversary date of the previous rent increase. A park owner may reschedule a resident's anniversary date by delaying the regularly scheduled COLA adjustment until the newly desired anniversary date.*

B. *Rent increase using the Cost of Living Adjustment (COLA) shall be limited to the most recent COLA issued by the Community Development Department prior to the notice of rent increase required by the California Civil Code. The COLA used by the Community Development Department shall be issued once a year, following publication of the Federal Social Security COLA.*

As you know, there is a required 90-day notification process for any rent increases under the State Mobilehome Residency Law Section 798.30. This 2.8% increase would take effect on a tenant's lease anniversary after proper notice is given. This increase will remain in effect until next year's COLA is determined. *This rent increase is optional. The park owners have the option not to increase the rent to a total of 2.8% but can choose a lesser interest amount between 0% and 2.8%. The rent increase is allowed once per year but not required. If you decide not to charge the full COLA, you cannot catch up later on any part of the COLA that's not increased.*

Park owners must implement the 2026 rent increase either on the date a resident received their last space rent increase or delay the regularly scheduled increase to the newly desired anniversary date. In no event may the anniversary date be advanced.

Mobilehome Information Now Available Online

Visit: Tuolumne County Mobilehome Rent Control Page

Navigate: Government → Housing Division → Mobilehome Rent Control Sign up for updates: Click “Notify Me” on the left side of the screen and follow instructions under “Housing News Flashes.”

Please post a copy of the rent control ordinance in the rental office at your park so that existing and new residents can review it.

If you have questions, please get in touch with me at (209) 533-5612 or rbbell@co.tuolumne.ca.us. Thank you for your continued cooperation.

Sincerely,

Rachel Bell

Business and Housing Programs Manager

CC: Christopher Schmidt, Deputy County Counsel