



CITY OF MORRO BAY

CITY HALL

595 Harbor Street
Morro Bay, CA 93442

Date: September 19, 2025

SUBJECT: Mobile Home Parks Rent Control Increase

Under Section [5.32](#) of the Municipal Code, mobile home parks may increase rents annually for permanent and nonpermanent residents. The increase is based on the change in the Consumer Price Index for all Urban Consumers (CPI-U) for the Los Angeles-Long Beach-Anaheim area from August of the prior year to August of the current year.

Per [5.32.060](#), the base rent increase shall not exceed:

1. 75% of the percent change in the Consumer Price Index for permanent residents; or
2. 125% of the percent change in the Consumer Price Index for nonpermanent residents who are not exempt from this chapter pursuant to Civil Code Section 798.21

The applicable percent change in CPI-U from August 2024 to August 2025 is 3.3%. The calculations for permanent and nonpermanent residents are below. Effective January 1, 2026, the rent can be increased by up to the following rates:

Permanent Residents:

The allowable rent increase is **2.5%** ($3.3 \times 75\% = 2.5$)

Nonpermanent Residents:

The allowable rent increase is **4.1%** ($3.3 \times 125\% = 4.1$)

If you have any questions, please contact:

Andrea Lueker
Interim City Manager
(805) 772-6201