



How to Get a Rent Stabilization Ordinance For Your City or County

WHY DO WE NEED RENT STABILIZATION?

Your city or county government may not be aware that the people who live in mobilehome parks are a special case when it comes to the balance between the rights of landlord and tenant.

The reason is because manufactured-home owners are **captive consumers**. “mobilehomes” are no longer mobile, so homeowners cannot easily leave the park to escape skyrocketing rent or other intolerable conditions.

GSMOL can help you, your neighbors, and homeowners in other parks in your jurisdiction with a campaign to get an RSO adopted if your city or county does not have one, keeping GSMOL’s three basic goals in mind: **Know the Law, Band Together, and Get Your Story Out.**

KNOW THE LAW

You might want to begin by reading the article “Anatomy of an RSO” on our website (<https://www.gsmol.org/wp-content/uploads/2025/04/Anatomy-of-a-Rent-Stabilization-Ordinance.pdf>) to get the basics. For those who want to dig deeper, the Ed Fund Academy has a “course” on Rent Stabilization Ordinances which is basically our attorney Bruce Stanton’s RSO Manual divided up into a series of short articles. This can be found at <https://efacademyrso.blogspot.com>

BAND TOGETHER

GSMOL leaders can help organize our members in the mobilehome parks within a city or county jurisdiction into a coalition. This group can work together to send letters and emails to city or county representatives and appear at City Council or Board of Supervisors meetings and speak during Public Comment.

When a lot of people work together, no one person is singled out as a target for the management to retaliate against.

The city or county will need to recognize that *it's better to help their own local, low-income, captive-consumer citizens than the rich, powerful, out-of-town park management companies.*

GET YOUR STORY OUT

This will mean getting the local news reporters involved and encouraging them to interview residents from the various parks, especially those where unwarranted rent increases are occurring. The **News and Announcements** crawl on the GSMOL website has many stories that tell the homeowners' side of the issues. At least a few people in your coalition should know a likely reporter or two.

And, as mentioned above, gathering homeowners to speak during Public Comment at City Council or Board of Supervisors meetings is important.

Something to tell your local government is that *they will not have to create an RSO out of thin air*. GSMOL can recommend an ordinance from another jurisdiction that they can use as a model. They will want to use an ordinance that has all the needed components and has never been challenged, or has been challenged and stood up to it.

GSMOL attorney Bruce Stanton recommends these three: City of Marina, City of San Jose, and Humboldt County.

You can find a chart with all the RSOs in the state on GSMOL's website <https://gsmol.org> under the Rent Stabilization tab. The chart includes links to the ordinances.

HOW TO GET STARTED

Contact your local GSMOL leader (Associate or Region Manager or Zone Vice President): go to the **Contact Us** page on our website and find your local leader on the Who's Who page. If you don't have a GSMOL leader in your area, submit a Contact Request on the Contact Us page and someone will get in touch with you!

Anne Anderson, GSMOL State President