

RESOLUTION NO. **RRB 97-291**

A RESOLUTION OF THE MOBILE HOME PARK RENT REVIEW BOARD OF THE COUNTY OF VENTURA ESTABLISHING AN AMORTIZATION SCHEDULE GUIDELINE FOR COMPLETELY NEW CAPITAL IMPROVEMENTS IN MOBILE HOME PARKS FOR USE WITH RENT INCREASE APPLICATIONS UNDER SECTION 8 OF THE CURRENT ADOPTED ORDINANCE

WHEREAS, the Board of Supervisors of the County of Ventura has adopted an Ordinance establishing a Mobile Home Park Rent Control Ordinance in the County of Ventura; and

WHEREAS, the Mobile Home Park Rent Control Ordinance established a Mobile Home Park Review Board with powers to adopt, promulgate, amend and rescind administrative rules relating to mobile home park rent regulation as set forth in said Ordinance; and

WHEREAS, administrative experience has shown the need for administrative rules governing the nature and content of rent increase applications and supporting documents and evidence to the Rent Review Board; and

WHEREAS, the Mobile Home Park Rent Review Board desires to establish a guideline for amortizing Capital Improvements in Discretionary Rent Increase Applications;

NOW, THEREFORE, THE MOBILE HOME PARK RENT REVIEW BOARD OF THE COUNTY OF VENTURA DOES ADOPT ON THE FOLLOWING AMORTIZATION SCHEDULE GUIDELINE TO BE USED IN DISCRETIONARY RENT INCREASE APPLICATIONS:



_____, Chair
Mobile Home Park Rent Review Board

ATTEST:

Kim Hocking 4/29/97
Kim Hocking, Program Administrator

March 10, 1997, Revised April 15, 1997

(Former Reso. 188)

AMORTIZATION SCHEDULE OF CAPITAL
IMPROVEMENT COSTS FOR MOBILE HOME PARKS

<u>Improvement</u>	<u>Asset Life (Years)</u>
<u>Air Conditioning Equipment</u>	
Air conditioning units, Complete	15-20
Air ducts, galvanized steel	20
aluminum.....	25
plastic	30
duct insulation.....	15
Fans and ancillary items	
Fans and motors	12
Electric controls	10
Pneumatic controls	12
Heating and cooling coils	12
Humidifiers and air washers	10
Boilers.....	15
Stokers and burners.....	12
Pipe, galvanized.....	12
Copper.....	25
Valves and special items	12
Refrigeration machines, reciprocating	15
Rotary	20
Water cooling towers.....	15
Water evaporative condensers	20
Appliances	5
Dishwasher	2
Garbage disposal	5
Refrigerator.....	5
Stove.....	5
Water heater.....	5
Cabinets.....	10
Carpentry	10
Data Handling Equipment, except computers	6

Doors	10
Electrical wiring	10
Elevator	20
Fencing	
Block	10
Chain	10
Wood	10
Fire Alarm System	10
Fire Escape (metal)	10
Flooring	
Asbestos Tile and Linoleum	5
Carpet	5
Hardwood	10
Furniture	10
Includes furniture and fixtures that use not a structural component of a building such as desks, files, safes and communication equipment.	
Gates	10
Chain Link	10
Wood	10
Wrought Iron	10
Hand Tools	5
Heater	
Central	10
Electric	10
Gas	10
Sauna	5
Water (Potable)	5
Water (Therapy)	5
Water (Swimming)	5
Information Systems, Computers and Peripheral Equipment	6
Insulation	10
Land Improvements	
Includes improvements directly to or added to land such as sidewalks, roads, canals, waterways, drainage facilities, sewers, bridges, fences, landscaping, shrubbery	20

Laundry Equipment.....	10
Lighting.....	10
Locks.....	5
Painting	
Exterior.....	5
Interior.....	5
Plastering.....	10
Plumbing	
Fixtures.....	10
Pipes.....	10
Pools, Swimming.....	25
Pumps	
Pool.....	5
Sump.....	10
Recreation Equipment.....	10
Roofing.....	15
Sauna.....	25
Security Entry Telephone Intercom.....	10
Stucco.....	15
Tennis Courts.....	25
Therapy Pools.....	25
Window	
Awnings.....	5
Drapes.....	5
Screens.....	5
Shades.....	5

NOTE: On a case by case basis, new buildings or other projects containing various listed improvement asset lives shall be amortized all together at one set asset life, i.e., a sauna at five years in a building with a lighting at 10 years and a water heater at 5 years would be amortized all together at one asset life period.

KH:nf

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