

VACANT & ABANDONED BUILDINGS & PROPERTIES

Property maintenance and security

Property must be secured and in good repair, including, but not limited to:

- Kept free of weeds, garbage, junk, debris, trash, and graffiti,
- Visible areas, front, and side yards must be mowed and landscaped, and
- Pools and spas shall be clean, clear, and in working order, free of debris and pollutants, or drained and kept dry, with security fencing maintained to State of California requirements.

Neighborhood Services Section (Code Enforcement)

Nuisance properties include:

- Buildings or structures that are under construction or rehabilitation and are not completed during the term of a valid building permit,
- Unoccupied buildings or structures that have been left unlocked, open, or unsecured,
- Buildings or structures, for human use or occupancy, that have been left vacant for more than 180 days, unless one of the following applies:
 1. Property has an active building permit.
 2. Property does not otherwise constitute an active nuisance and is being offered for sale, lease or rent.
 3. Property is being actively maintained and secured according to all City codes.

WHAT TO DO ABOUT A VACANT OR ABANDONED BUILDING OR PROPERTY IN YOUR NEIGHBORHOOD:

If there is a vacant or abandoned property in your neighborhood and an emergency is in-progress, such as fire, vandalism or break-in, please call 9-1-1.

For other, non-emergency situations,

1. Check the front window or door area accessible from the street for the owner or property manager contact information (see sample inside brochure).
2. Contact the owner/property manager to report the problem or concern.
3. Please allow a reasonable length of time for the property owner or manager to respond-approximately 72 hours.
4. If the owner or property manager does not respond or the property is not posted, please contact the City of Stockton Neighborhood Services Section at (209) 937-8813.

***Police Department
Neighborhood Services Section
22 East Weber Avenue, Rm 350
Stockton CA 95202***

***Phone: (209)937-8813
Fax: (209)937-7264
Email: NSS@Stocktongov.com***



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(209)937-8813

VACANT & ABANDONED BUILDINGS & PROPERTIES *S.M.C. Section 15.32*

The City of Stockton has an ordinance to protect neighborhoods from becoming blighted through the lack of adequate maintenance and security of vacant buildings and properties.

Vacant and abandoned properties, and the costs associated with monitoring and upkeep, are the responsibility of property owners and must not become a nuisance and liability to the surrounding community.

Vacant properties and buildings:

- Can attract transients and criminal activity and become a danger to children,
- Increase risk of fire for the building and adjacent properties,
- Often become a dumping ground for junk and debris and overgrown with weeds and vegetation,
- Attract vandals, encourage graffiti, and disrupt neighborhood stability,
- Depreciate property values and discourage economic development and,
- Deny neighboring property owners and residents the full use and enjoyment of their property.

Property owners must:

- Comply with all laws and codes, including zoning, historic preservation, housing, and building codes.
- Actively monitor and maintain the exterior appearance of the property and inspect vacant or abandoned property at least on a monthly basis.

Posting Requirements

Vacant buildings and properties must be posted with telephone numbers (s) to reach a local owner or property manager:

- Contact telephone numbers must be for both business and non-business hours, 24 hours per day/7 days a week,
- Sign must be 4 by 6 inches, posted on the interior of a window facing the street to the front of the property, or
- Weather resistant secured to the building exterior, near the front door, or
- On a stake of sufficient size to support the posting in a location that is visible from the street, to the front of the property, but not really accessible to vandals, and
- Worded as in the example below:

This property managed by (name of property owner or manager).

To report problems, please call (telephone number (s) where property owner or manager can be reached)

24-hours a day/7 days a week.