

RESOLUTION NO. 2025-____

**RESOLUTION OF THE FORT BRAGG CITY COUNCIL ADOPTING REGULATORY
FEES FOR THE VACANT COMMERCIAL BUILDING AND LOT PROGRAM**

WHEREAS, the City of Fort Bragg has conducted a comprehensive analysis of the costs reasonably borne in providing services related to the Vacant Commercial Building and Lot Program, including program administration, registration processing, inspection, monitoring, and enforcement activities; and

WHEREAS, the City seeks to ensure that the fees adopted herein recover the reasonable costs of providing such regulatory services, consistent with Article XIIIB of the California Constitution, and to prevent the diversion of general tax revenues from essential community services; and

WHEREAS, the City has established a policy of recovering the full costs reasonably borne of providing special services and regulatory programs such that general taxes are not diverted from general services of a broad nature, and thereby utilized to subsidize unfairly and inequitably such special services and regulatory programs; and

WHEREAS, the regulatory fees established by this Resolution are designed solely to reimburse the City for the reasonable costs incurred in administering and enforcing the Vacant Commercial Building and Lot Program and are not imposed for general revenue purposes; and

WHEREAS, the fee and charge to be paid in connection with the vacant commercial building and lot program need be adopted so that the City might carry into effect its policies; and

WHEREAS, all legal prerequisites have occurred prior to the adoption of this resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FORT BRAGG DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The City Council finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

SECTION 2. The following fees are adopted:

Annual Mandatory Registration Fee Lots: \$100.00

Annual Mandatory Registration Fee Vacant Buildings: \$150.00

A mandatory fee due upon initial registration and annually thereafter. This fee is not eligible for waiver and serves as a cost-recovery mechanism for program administration.

Monthly Monitoring Fee: \$150.00

A recurring fee to recover inspection and monitoring costs. This fee may be waived at the discretion of the City Manager or their designee if the property becomes occupied, is actively marketed for sale or lease, or otherwise qualifies under an approved hardship or activation waiver.

Late Registration/Late Renewal Penalty: \$100.00

Applied when an owner fails to register or renew within the required timeframe. Intended to encourage timely compliance and offset additional staff follow-up.

SECTION 3. This Resolution may be interpreted by the City Manager and, should there be a conflict between the fee adopted by this Resolution and any other fee or charge, then the lower in dollar amount of the two shall be applied.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council of the City of Stanton hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

SECTION 5. All resolutions and other actions of the City Council in conflict with the contents of this Resolution are hereby repealed.

SECTION 6. This Resolution shall go into full force and effect immediately, but the individual fees shall become effective as provided by the applicable provisions of State Law.

SECTION 7. The City Clerk shall certify to the adoption of this Resolution.

The above and foregoing Resolution was introduced by Councilmember _____, seconded by Councilmember _____, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 8th day of December, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

Jason Godeke

Mayor

ATTEST:

Diana Paoli
City Clerk