

Attachment 4

Examples of Maintenance Standards for Vacant Buildings

City of Cloverdale

Residential Vacancy Ordinance

8.34.050 Maintenance requirements

To the extent permitted by law, abandoned property shall be maintained by the beneficiary, trustee, or owner or a designated agent thereof in a manner comparable to the neighborhood standard. At minimum:

- A. Abandoned property shall be maintained so as to be kept free of evidence of intent to abandon;
- B. Abandoned property shall be maintained free of weeds, dry brush, dead vegetation, trash, junk, debris and excessive foliage growth that diminishes the value of surrounding properties;
- C. Abandoned property shall be maintained to prevent mosquito larvae from growing in standing water;
- D. Abandoned property shall be maintained free of any building materials; any accumulation of newspapers, circulars, flyers, notices (except those required by federal, state or local law); discarded personal items, including but not limited to furniture, clothing, large and small appliances; printed material; or any other items that give the appearance of intent to abandon the property;
- E. Abandoned property shall be maintained free of graffiti, tagging or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior of the structure, following a notice pursuant to Section [8.34.100](#) or notice pursuant to California Civil Code Section 2929.3, whichever applicable;
- F. Maintenance of abandoned properties shall include landscape maintenance of visible front and side yards; and
- G. Pools and spas on abandoned properties shall either (1) be kept in working order so the water remains clear and free of pollutants and debris; or (2) drained and kept dry. In either case, abandoned properties with pools and/or spas must comply with the minimum security fencing requirements of the state of California.

Compliance with this section does not relieve the beneficiary, trustee, or owner of any obligations set forth in any local, state or federal laws or any covenants, conditions and restrictions and/or homeowners' association rules and regulations that may apply to the residential property. (Ord. 668-2009 § 1 (part), 2009)

**City of Arcadia
Residential Vacancy Ordinance**

9406.5. - Maintenance.

A. Unoccupied properties shall not be substandard. Unoccupied properties shall be, in comparison to the neighborhood standard, kept free of weeds, dry brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices (except those required by federal, state or local law), discarded personal items, including, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is vacant or abandoned. The property shall be maintained free of graffiti, tagging or similar markings by removal or painting over with an exterior-grade paint that matches the color of the exterior of the structure. Visible front and side yards shall be landscaped and maintained to the neighborhood standard existing at the time registration was required.

B. Pools and spas shall be kept in working order so the water remains clear and free of pollutants and debris or that could be a breeding ground for mosquitoes and other vectors, or drained and kept dry. In either case properties with pools or spas must comply with the minimum security fencing requirements of the State of California.

C. Unoccupied properties shall be maintained so as not to become a refuge for coyotes, vermin or other wildlife.

D. Failure to adhere to the maintenance standards for unoccupied properties shall be a public nuisance, subject to abatement or summary abatement in accordance with this Code.

**City of San Joaquin
General Vacancy Ordinance**

§ 101.04 Maintenance.

All vacant buildings shall be actively maintained, monitored and secured in compliance with all of the following standards:

(A) Maintain all yards visible from any public right-of-way, including interior yards visible from adjacent properties to be maintained in a safe and sanitary condition, including keeping all plant materials controlled to avoid overgrowth as defined in this chapter; including park strips, with landscaping as defined in this chapter, installed and maintained in a trimmed, live and healthy condition; the requirements of this division to maintain live plant material shall not be effective if and during the time the city has implemented water shortage contingency rationing under its water conservation requirements.

(B) Maintain the exterior of the building, including but not limited to, paint, finishes, roofing materials, siding, stucco, masonry, railings, steps, gutters, and structural elements in good condition. Painted surfaces shall be deemed in good condition if there is at least 95% coverage of the structural element that is painted.

(C) Remove all trash and debris from exterior of the property within 72 hours of notification.

(D) Comply with all applicable state and local codes and regulations, and any applicable city issued permits and site plans in the replacement and repair of all elements of the exterior of the building.

(E) Take all reasonable steps necessary to prevent criminal activity, including, but not limited to, the use and sale of controlled substances, prostitution, and criminal street gang activity, on the premises. Examples of reasonable steps include actively monitored security alarm systems, cameras, and frequent physical inspections.

(F) Secure and maintain the property, both structure and grounds, against trespassers, including maintaining all windows and doors with locks, replacing all broken doors or windows, and securing any other openings into the structure that are readily accessible to. Securing windows that are visible from any public right-of-way shall be done only with rigid transparent material such as clear Lexan type material with a minimum of 1/4-inch thickness to 1/2-inch thickness. No opaque (typically plywood) boarding materials shall be used where visible from a public right-of-way following 60 days of the effective date of this chapter.

(G) Remove all graffiti on the property within 48 hours of placement on the property.

(H) Maintain the property free of all fire hazards.

(I) Maintain the property free of any attractive nuisance, as defined in [Chapter 97](#) of this Code.

City of Redlands Residential Vacancy Ordinance

8.10.060 In addition to the requirements of [chapter 8.08](#) of this title, properties subject to registration under section [8.10.050](#) of this chapter shall comply with the following:

- A. The property shall be kept free of weeds, dry brush, dead vegetation, trash, junk, debris, building materials, and accumulation of newspapers, circulars, flyers, notices, except those required by federal, state or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.
- B. The property shall be maintained free of graffiti, tagging, or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior of the structure.
- C. All yards visible from the public right of way shall be landscaped and maintained to the neighborhood standard at the time registration was required.
 - 1. Landscape includes, but is not limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark, or artificial turf or sod designed specifically for residential installation.
 - 2. Landscape does not include weeds, broken concrete, asphalt, decomposed granite, plastic sheeting, mulch, indoor-outdoor carpet, or any similar material.

3. Maintenance includes, but is not limited to, regular watering, irrigation, cutting, pruning and mowing of required landscape, and removal of all trimmings.

- D. Pools and/or spas shall both be kept in working order and treated so the water remains clear and free of pollutants, debris, and any kind of larvae that would cause a health danger to the surrounding vicinity, or drained and kept dry. In either case, properties with pools or spas must comply with the minimum security fencing requirements of the state of California. (Ord. 2709 § 1, 2009)