

Promoting Livability

The City of Sacramento's reputation of being a great place to live is due in large part to the quality of our neighborhoods. When the owner of a vacant building fails to actively maintain and manage their property, it can become a major cause of blight in both residential and nonresidential neighborhoods. Vacant buildings that are boarded, substandard or unkempt can attract a criminal element, discourage economic development and negatively affect appreciation of property values. One vacant property not actively and well maintained can be the core and cause of spreading blight.



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我們講中文
Hablamos español
Мы говорим по-русски
ພວກເຮົາເວົ້າພາສາລາວ
Peb hais lus Hmoob
Chúng tôi nói tiếng Việt

For more information,
please visit our web site:
www.cityofsacramento.org/



Vacant Building Program

CITY OF SACRAMENTO



CODE ENFORCEMENT
DEPARTMENT

Vacant Buildings as Public Nuisances

The City of Sacramento monitors vacant structures to prevent the property from becoming a public nuisance and a threat to public health, safety or welfare.

The Code Enforcement Department's Vacant Building Team focuses on inspecting and monitoring vacant buildings to meet minimum maintenance standards. Only those vacant buildings that are not maintained and/or are neglected can be cited as public nuisances. Certain conditions must exist before a structure can be declared as a public nuisance.



When is a Vacant Building a Public Nuisance?

A vacant building is declared a public nuisance when one or more of the following common conditions exist:

- ◆ Exterior not to code
- ◆ No permit or repair work to correct conditions
- ◆ Structure contributes to neighborhood blight with debris, broken windows
- ◆ Structure attracts transients or crime
- ◆ Structure is neglected by owner
- ◆ Lawn not irrigated or maintained
- ◆ Paint peeling throughout structure



When a vacant building meets all codes, is landscaped and is ready for occupancy, neighborhood livability and business economic vitality is enhanced. This promotes safe living and quality working environments for City neighborhoods and commercial corridors.



Program Process

If a vacant building is declared a public nuisance, the property owner has 30 days to make the building habitable. An administrative penalty of up to \$1,000 may be assessed for the first 30 days the vacant building remains a public nuisance.

A second administrative penalty of up to \$5,000 may be assessed for each 30 day period the building remains a public nuisance. In addition, a monthly monitoring fee of \$150 and a re-inspection fee of \$150 for each response is assessed.

The property owner is required to provide a notice in a conspicuous place on the front of the building stating the name, address, and phone number of the owner(s) of the property.

**Call 311
24/7 including holidays and
weekends (call 916-264-5011
if you are calling outside the
City limits)**