

**ORDINANCE NO. 2012-05**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 4.10 TO THE JURUPA VALLEY MUNICIPAL CODE REQUIRING FORECLOSED RESIDENTIAL PROPERTY REGISTRATION AND INSPECTION TO ADDRESS MAINTENANCE AND SECURITY ISSUES WITH SUCH PROPERTIES AND SUPERSEDING RIVERSIDE COUNTY ORDINANCE NO. 881**

**THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council finds as follows:

A. Abandoned buildings are a cause of blight when they are not maintained or secured and may attract vagrants, gang members and other criminals by providing prime locations to conduct illegal criminal activities; and

B. Abandoned buildings may be misused by transients and others using the property without authorization; and

C. Abandoned buildings that are not maintained or secured pose serious threats to the public's health and safety and therefore are declared to be public nuisances; and

D. In many cases, foreclosed properties are abandoned by the prior owners, and the lender or other entity which acquires the property does not maintain it; and

E. Lenders and others who acquire foreclosed property must be held to the same standards of property maintenance as other owners within the City to prevent such property from becoming a public nuisance and a burden to the neighborhood and the City; and

F. The City's experience over time confirms a reasonable presumption that foreclosed residential properties are not maintained during or after the foreclosure process; and

G. Through the adoption of this Chapter, it is the purpose of the City Council to establish a residential property registration program for foreclosed properties to identify and remedy the lack of maintenance and security resulting from the abandonment of such properties.

**SECTION 2.** Chapter 4.10 is added to the Jurupa Valley Municipal Code to read as follows:

**CHAPTER 4.10: FORECLOSED PROPERTY REGISTRATION**

**4.10.010 Purpose and Intent**

**4.10.020 Definitions**

**4.10.030 Inspection and Registration Requirements**

**4.10.040 Maintenance Requirements**

#### **4.10.050 Security and Signage Requirements**

#### **4.10.060 Enforcement**

(a) The purpose of this Chapter is to 1) establish a registration program for foreclosed residential properties; 2) to provide contact information for lenders and others acquiring such property; 3) to encourage them to obtain agents to deal with such property, and 4) to enforce maintenance and security standards when such property has been neglected during the foreclosure process or abandoned.

(b) This Chapter is not intended to and does not impose on foreclosed properties higher maintenance standards than required of other residential properties within the City.

(c) This Chapter is not intended to change the standards for property maintenance set out by the public nuisance provisions of this Code but to establish a procedure to confirm compliance for foreclosed properties.

#### **4.10.020 Definitions.**

The following words and phrases are defined as follows when used in this Chapter.

(a) "Abandoned Property" means a vacant residential property where ownership has transferred as a result of foreclosure and/or which displays evidence of abandonment.

(b) "Evidence of Abandonment" means any condition that alone or combined with other conditions would lead a reasonable person to believe that the property has been abandoned and/or is not occupied by authorized persons. Such conditions include, but are not limited to overgrown and/or dead vegetation; unmaintained pools or spas; an accumulation of newspapers, circulars, flyers and/or mail; past due utility notices and/or disconnected utilities; an accumulation of trash, junk and/or debris; the absence of window coverings such as curtains, blinds and/or shutters; the absence of furnishings and/or personal items consistent with residential habitation, statements by neighbors, passersby, delivery agents, or government employees that the property is vacant and/or has been abandoned; unauthorized utility hookups; signs of camping or other unauthorized habitation.

(c) "Evidence of Neglect" means any condition that alone or combined with other conditions would lead a reasonable person to see that the property is not maintained to the same standards as others in the vicinity. Such conditions include, but are not limited to overgrown or dead vegetation; weeds or un-mowed lawns; dirt or trash accumulation, unmaintained pools or spas; and broken windows.

(d) "Foreclosed Property" means a residential property within the City where title has transferred as the result of a foreclosure sale, deed in lieu of foreclosure or similar arrangement.

(e) "Vacant" means a building/structure that is not occupied by authorized persons, and includes abandoned property.

#### **4.10.030 Inspection and Registration Requirements.**

The purpose of registration is to obtain identification and location of foreclosed properties, contact information regarding the new owner, information regarding the condition of the property and to inform owners of the maintenance and security standards applicable to such

property.

(a) **Registration:** Within 15 calendar days of acquisition of a foreclosed property (which date at the latest shall be that of recording a deed evidencing such transfer), the new owner of the property or its agent must inspect the property as set out in subsection (b) below and thereafter register the property with the City as set out in this Chapter. The City Manager shall designate a department to administer such registrations.

(b) **Inspection and Re-inspection:** That owner or its agent shall perform an inspection of the property to determine whether it meets the maintenance standards in this Chapter and the Jurupa Valley Municipal Code as a whole or whether it has been neglected during the foreclosure process and/or abandoned. In the event the property has not been abandoned, the owner shall re-inspect the property on a regular basis, but not less than monthly, to determine whether its condition complies with this Chapter and the requirements of the Jurupa Valley Municipal Code.

(c) **Registration Information:** The registration shall contain the following information: Address and APN for the foreclosed property; name and current contact information for the owner, including an emergency contact number; name and current contact information for the owner's agent or local property manager, and an emergency contact number; the date of acquisition of the property and the status of the property as of the inspection. No address may be a post office box. Contact information shall be updated within 15 calendar days of any change to keep it current.

(d) **Registration Fee:** At the time of initial registration of the property, and annually thereafter or until the property is sold to a third party, the owner shall pay a registration fee in an amount established by City Council resolution. The fee and registration shall be valid for the calendar year, or remaining portion of the calendar year, in which the registration was initially required. Subsequent registrations and fees are due January 1st of each year and must be received no later than January 31st of the year due. Late payments will be subject to a penalty determined in the fee resolution.

(e) **Termination of Registration:** At such time as the owner of the foreclosed property sells the property to a third party, the owner shall notify the City in writing of such sale in order to terminate the registration requirement. Such notice shall include current contact information for the purchaser.

#### **4.10.040 Maintenance Requirements.**

Foreclosed properties shall be maintained to the same standards as apply to similar properties within the City in order to avoid creation of a public nuisance under this Code, i.e. they shall be kept free of weeds, dry brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, discarded personal items including but not limited to furniture, clothing, large and small appliances, or printed material. These requirements apply regardless of whether the property has been registered or inspected.

(a) The property shall be kept 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.

(b) Visible front and side yards shall be watered as necessary (or as allowed); grass mowed and trimmed, planting trimmed, dead plants, weeds and trimmings removed; without

broken concrete or asphalt or the use of plastic sheeting, indoor-outdoor carpet or similar material in yards.

(c) All pool and spa areas shall be fenced and secured as required by law. Pools and spas shall be kept in working order so the water remains clear and free of pollutants and debris or shall be drained and kept dry and secured.

(d) Adherence to this section does not relieve the property owner of any obligations set forth in any covenants, conditions and restrictions and/or homeowners' association rules and regulations which may apply to the property.

**4.10.050 Security and Signage Requirements.**

(a) Foreclosed properties shall be secured in a manner which will prevent access by unauthorized persons including, but not limited to, the following: the closure and locking of windows, doors (walk-through, sliding and garage), gates and any other opening of such size that may allow a child to access the interior of the property and/or structure(s). In the case of broken windows, securing means the re-glazing or boarding of the window. These requirements apply regardless of whether the property has been inspected or registered. The City may require additional security measures as deemed necessary on a case-by-case basis.

(b) The abandoned property shall be posted with the name and 24-hour contact phone number of the local property maintenance company that must be retained by an out of area beneficiary/trustee. The posting shall be no less than 18” X 24” and shall be of a font that is legible from a distance of forty-five (45) feet and shall contain, along with the name and 24-hour contact number, the words “THIS PROPERTY MANAGED BY” and “TO REPORT PROBLEMS OR CONCERNS CALL”. The posting shall be placed on the interior of a window facing the street to the front of the property so that it is visible from the street, or secured to the exterior of the building/structure facing the street to the front of the property so it is visible from the street or; if no such area exists, 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 readily accessible to vandals. The exterior posting must be constructed of and printed with weather resistant materials.

**4.10.060 Enforcement.**

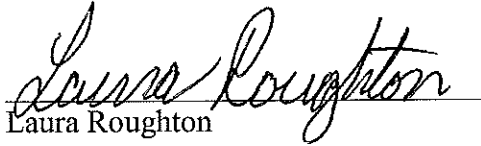
This Chapter may be enforced by any means legally available, including but not limited to the code enforcement actions described in Title 1 of the Jurupa Valley Municipal Code and administrative citations pursuant to Chapter 1.20 of the Jurupa Valley Municipal Code. Each requirement (inspection, registration, maintenance and security) may be treated as a separate violation. It shall constitute a new and separate offense for each and every day during any portion of which a violation of, or failure to comply with, any provision or requirement of this chapter is committed, continued, or permitted by any person.

**SECTION 3.** Effect of Ordinance. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside in conflict with the terms of this ordinance, and specifically Riverside County Ordinance No. 881 adopted by Chapter 1.35; provided, however, that nothing contained in this Ordinance is intended to nor shall be construed to impair the prosecution or other enforcement action for violations of Riverside County Ordinance No. 881 for violations occurring prior to the effective date of this Ordinance.

**SECTION 4.** This ordinance shall take effect 30 days from the date of its adoption. The City Clerk shall certify to the passage of this ordinance and cause the same to

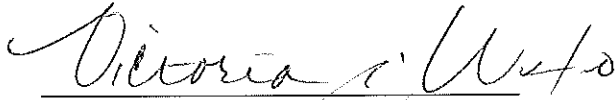
be published as required by law.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Jurupa Valley on this 7<sup>th</sup> day of June, 2012.



Laura Roughton  
Mayor

ATTEST:



Victoria Wasko, CMC  
City Clerk

**CERTIFICATION**

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF JURUPA VALLEY        )

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council on the 17<sup>th</sup> day of May, 2012 and thereafter at a regular meeting held on the 7<sup>th</sup> day of June, 2012 it was duly passed and adopted by the following vote of the City Council:

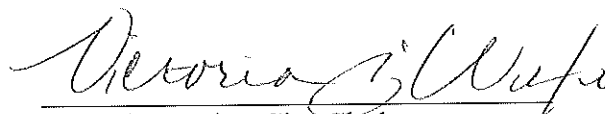
**AYES:           GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON**

**NOES:           NONE**

**ABSENT:        NONE**

**ABSTAIN:       NONE**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 7<sup>th</sup> day of June, 2012.

  
Victoria Wasko, City Clerk  
City of Jurupa Valley

# Affidavit of Publication

(2015.5 C.C.P.)

## County of Riverside

## State of California

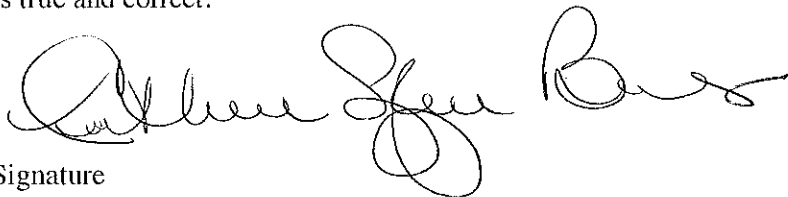
Catherine Sy-pin-Barnes, being first duly sworn, deposes and says that she is a citizen of the State of California, over the age of eighteen years, and a resident of said County of Riverside, and during all said times the principal clerk of the print edition of The Riverside County Record-News, a newspaper of general circulation, adjudicated by court decree, printed and published weekly in the County of Riverside, State of California, that said Riverside County Record-News is and was at all times herein mentioned, a newspaper as that term is defined in section 4460 of the Political Code of the State of California by that section, is published for the dissemination of news and intelligence of a general character, having a list of paying subscribers, and is not devoted to nor put to use for the purpose of entertainment or instruction of a particular class, profession, or race of denominations; that at all said time said news is published, printed and published in said County and State more than one year preceding the date of publication of the notice mentioned; that said notice was set in type not smaller than 10 point type preceded with words printed in black face type not smaller than 10 point type describing and expressing in general terms the purpose of the notice intended to be given; that the

**RIVERSIDE COUNTY RECORD  
NEWSPAPER**

of which the annexed is a printed copy, published and in said newspaper in at least 1 weekly issues, as follows:

May 24, 2012

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

Dated: May 24, 2012  
at Riverside, California

**CITY OF JURUPA VALLEY  
Office of the City Clerk  
NOTICE OF PROPOSED ORDINANCES**

NOTICE IS HEREBY GIVEN that on May 17, 2012, the City Council of the City of Jurupa Valley, California, introduced the following ordinances by the following votes to wit:

ORDINANCE NO. 2012-02 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADDING SECTION 9.10.010, SITE DEVELOPMENT PERMIT TERMINOLOGY, AND CHAPTER 9.10, AMENDMENTS TO THE COUNTY ZONING ORDINANCE, TO TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348 BY CHANGING REFERENCES OF PLOT PLAN TO SITE DEVELOPMENT PERMIT

AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON  
NOES: NONE  
ABSENT: NONE

ORDINANCE NO. 2012-03 - AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA ADDING A NEW CHAPTER 9.10, AMENDMENTS TO THE COUNTY ZONING ORDINANCE, TO TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF COUNTY ORDINANCE NO. 348 BY ELIMINATING THE REQUIREMENT FOR A PUBLIC HEARING FOR ACCESSORY BUILDING APPROVALS UNLESS A MAJOR SIGNIFICANT IMPACT IS IDENTIFIED

AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON  
NOES: NONE  
ABSENT: NONE

ORDINANCE NO. 2012-04 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADDING CHAPTER 5.01 TO THE JURUPA VALLEY MUNICIPAL CODE ESTABLISHING A BUSINESS REGISTRATION PROGRAM AND REPEALING RIVERSIDE COUNTY ORDINANCE NO. 857

AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON  
NOES: NONE  
ABSENT: NONE

ORDINANCE NO. 2012-05 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 4.10 TO THE JURUPA VALLEY MUNICIPAL CODE REQUIRING FORECLOSED RESIDENTIAL PROPERTY REGISTRATION AND INSPECTION TO ADDRESS MAINTENANCE AND SECURITY ISSUES WITH SUCH PROPERTIES AND SUPERSEDING RIVERSIDE COUNTY ORDINANCE NO. 881

AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON  
NOES: NONE  
ABSENT: NONE

The proposed ordinances will be considered for adoption by the City Council at their June 7, 2012 meeting.

Copies of the proposed ordinances are available for review in the City Clerk's Office, 8304 Limonite Avenue, Suite M, Jurupa Valley, California (951) 332-6464.

Victoria Wasko, CMC  
City Clerk

Published: May 24, 2012

RCR0403

# Affidavit of Publication

(2015.5 C.C.P.)

## County of Riverside

## State of California

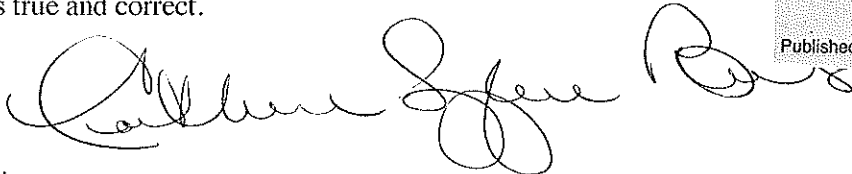
Catherine Sypin-Barnes, being first duly sworn, deposes and says: all times hereinafter, mentioned that she was a citizen of the United States over the age of eighteen years, and a resident of said County, and during all said times the principal clerk of the printer and publisher of The Riverside County Record-News, a newspaper of general circulation adjudicated by court decree, printed and published weekly in said County of Riverside, State of California, that said Riverside County Record-News is and was at all times herein mentioned, a newspaper of general circulation as that term is defined in section 4460 of the Political Code; and, as provided by that section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to nor published for the purpose of entertainment or instruction of a particular class, profession, trade, or race of denominations; that at all said time said newspaper has been published, printed and published in said County and State at regular intervals more than one year preceding the date of publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil and preceded with words printed in black face type not smaller than nonpareil describing and expressing in general terms the purport and character of the notice intended to be given; that the

### RIVERSIDE COUNTY RECORD NEWSPAPER

of which the annexed is a printed copy, published and printed in said newspaper in at least 1 weekly issues, as follows:

June 14, 2012

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

Dated: June 14, 2012  
at Riverside, California

#### CITY OF JURUPA VALLEY Office of the City Clerk NOTICE OF NEW ORDINANCES

NOTICE IS HEREBY GIVEN that on June 7, 2012, the City Council of the City of Jurupa Valley, California, adopted the following ordinance(s) by the following votes to wit:

ORDINANCE NO. 2012-02 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADDING SECTION 9.10.010, SITE DEVELOPMENT PERMIT TERMINOLOGY, AND CHAPTER 9.10, AMENDMENTS TO THE COUNTY ZONING ORDINANCE, TO TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348 BY CHANGING REFERENCES OF PLOT PLAN TO SITE DEVELOPMENT PERMIT

AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON  
NOES: NONE  
ABSENT: NONE

ORDINANCE NO. 2012-03 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADDING SECTION 9.10.020, DETACHED ACCESSORY BUILDINGS, AND CHAPTER 9.10, AMENDMENTS TO THE COUNTY ZONING ORDINANCE, TO TITLE 9, PLANNING AND ZONING, OF THE JURUPA VALLEY MUNICIPAL CODE, TO AMEND AND SUPERSEDE CERTAIN PROVISIONS OF RIVERSIDE COUNTY ZONING ORDINANCE NO. 348 BY ELIMINATING THE REQUIREMENT FOR A PUBLIC HEARING FOR ACCESSORY BUILDING APPROVALS UNLESS A MAJOR SIGNIFICANT IMPACT IS IDENTIFIED

AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON  
NOES: NONE  
ABSENT: NONE

ORDINANCE NO. 2012-04 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY ADDING CHAPTER 5.01 TO THE JURUPA VALLEY MUNICIPAL CODE ESTABLISHING A BUSINESS REGISTRATION PROGRAM AND REPEALING RIVERSIDE COUNTY ORDINANCE NO. 857

AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON  
NOES: NONE  
ABSENT: NONE

ORDINANCE NO. 2012-05 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, ADDING CHAPTER 4.10 TO THE JURUPA VALLEY MUNICIPAL CODE REQUIRING FORECLOSED RESIDENTIAL PROPERTY REGISTRATION AND INSPECTION TO ADDRESS MAINTENANCE AND SECURITY ISSUES WITH SUCH PROPERTIES AND SUPERSEDING RIVERSIDE COUNTY ORDINANCE NO. 881

AYES: GOODLAND, HANCOCK, JOHNSTON, LAURITZEN, ROUGHTON  
NOES: NONE  
ABSENT: NONE

The full text of each ordinance is available for review in the City Clerk's Office, 8304 Limonite Avenue, Suite M, Jurupa Valley, California (951) 332-6464.

Victoria Wasko, CMC  
City Clerk

Published: June 14, 2012

RCR461