



PROPOSED VACANT COMMERCIAL PROPERTY TAX UPDATE

City Council Environmental and Legislative Committee

February 3, 2025

Item 3.2

Purpose

- Unmaintained vacant commercial buildings:
 - contribute to blight
 - are an attractive nuisance
 - are a risk to public health
- Many commercial property owners are not Stockton residents

How will this benefit the City?

- Encourage investment
 - Maintenance
 - Development
 - Sale
- Tax revenue could be used for blight removal

Has this been done in other places?

- Oakland (2019)
- Washington D.C. (2011)
- Considering:
 - Sacramento
 - Los Angeles
 - Santa Cruz
 - Richmond

What are the steps for implementation?

- Ballot measure – 2026
 - Special tax – 2/3rds vote (over 90k votes)
 - Cost – approximately \$600K
- Additional costs:
 - Consultant(s) – Administrative Services Department is working on drafting a Request for Proposals.
 - Mailings
- Total estimated cost for implementation \$1.1M General Fund