

The background of the slide features a faded, grayscale image of a brick building with arched windows and a sign. The City of Stockton logo, a stylized blue 'S', is positioned on the left side of the header.

# CITY OF STOCKTON

## Amendments to the Vacant Commercial Property and Vacant Lot Registration Program

City Council Agenda Item 16.2

*November 18, 2025*

# Background

July '25

Ordinance  
15.34 & Fees  
Adopted

August '25

CDD Assigned  
Registration  
Program  
Management

August – September '25  
Implementation Analysis

- SMC 15.32 – Maintenance Requirements
- SMC 15.34 – Registration Program
- Start-up costs

October '25

Council  
Legislative  
Committee  
Concurrence

# Proposed Amendments to 15.32 – Maintenance, Security, and Rehabilitation of Abandoned and Vacant Properties

*Proposed amendments bring 15.32 into alignment with 15.34*

## Incorporates Commercial Properties

- Current SMC focused on Residential properties

## Strengthens City's Enforcement Tools

- Expands City's inspection authority
- Expands Code Enforcement's ability to assess penalties for violators

## Establishes Liability Insurance Requirement

- \$1M General Liability
- Applicable only to vacant commercial properties

## 15.34 Proposed Amendment 1 of 4: Typo correction in definition of Vacant Commercial Building (15.34.030.D)

7/29/25  
Presentation to  
Council during  
ordinance adoption

Proposed redlines to  
correct the adopted  
ordinance

### Vacant Commercial Property Defined:

- ▶ Property is considered vacant after greater than 50% of commercial units in the building have been unoccupied for over 180 days.

- D. "Vacant commercial building" means a commercial building where greater than fifty percent of the non-residential commercial units within the building have been unoccupied for over ~~30~~180 days, unless one of the following applies:

# 15.34 Proposed Amendment 2 of 4: Focus definition of Vacant Lot based on zoning (15.34.030.E)

E. “Vacant Lot” means a lot within any Residential, Commercial, or Industrial (excluding PT Port), or MX Mixed Use zoning district unless one of the following applies:

*Proposed amendment would remove the following zones from registration requirements:*

Zones <u>Excluded</u> from Registration Requirements	Justification for Exclusion
<b>PT</b> – Port (Industrial, Institutional)	The Port exercises a high degree of autonomy over land within its boundaries, including its own environmental review and project approval processes, outside of the City’s authority.
<b>PF</b> - Public Facilities (Institutional, Parks, and Recreation)	The nature of this zoning district precludes private development.
<b>OS</b> - Open Space (Open Space, Agriculture)	By the nature of this zoning district minimal development should occur on these parcels.
<b>UC</b> - University/College	No parcels currently zoned UC; placeholder for possible future application.

## 15.34 Proposed Amendment 3 of 4: Remove registration exemption for properties & lots maintained in accordance with SMC 15.32

15.34.030 Sections D.4 & E.3

Definitions for Vacant Commercial Property and Vacant Lot both contain exemptions from registration for properties being maintained in accordance with SMC 15.32.

Based on direction from the Council Legislative Committee, the proposed amendment would remove these exemptions.

~~Notwithstanding any other provisions of this Chapter, the lot conforms to the standards set forth in SMC 15.32 et seq.~~

## 15.34 Proposed Amendment 4 of 4: Add Administrative Guidelines Provision

Recommended addition to SMC to allow Staff to work out necessary implementation details without requiring further SMC amendments.

### **15.34.110 Administrative guidelines.**

The City Manager may establish and amend administrative guidelines, as needed to administer this chapter, implement the registration process, introduce additional registration requirements not inconsistent with the requirements of this chapter, and to impose appropriate and beneficial conditions of registration acceptance. The administrative guidelines shall have the force of law, and shall be enforceable in the same manner and to the same extent as the provisions of this chapter.

# Start-Up Costs

Year 1 Program  
Cost Allocation  
needed from  
General Fund  
\$21,000

Item	Cost
Software Implementation (vendor)	\$0
Software license (vendor)	\$13,000
Mailers	\$8,000
<b>Total Year 1 Start-up Cost</b>	<b>\$21,000</b>

Program anticipated to be self-funding after Year 1 based on initial estimates of 1,400 properties with a program participation rate of 30%, leading to an **estimated** total revenue generation of \$348k annually.

**Note**, excess revenue beyond costs identified above will be applied to staff costs and further enforcement costs for non-compliant properties.



# Moving Forward

Nov – Dec '25

- Council decision on program updates (11/18)
- Tolemi software contract

Jan '26 –  
April '26

- Software configuration & testing

April/May '26

- Property data analysis
- Initial mailers sent for registration

# Recommendations

It is recommended that the City Council:

1. Adopt an ordinance amending the Stockton Municipal Code Section 15.32; and
2. Adopt an ordinance amending the Stockton Municipal Code Section 15.34; and
3. Approve a resolution authorizing a budget amendment to appropriate \$21,000 from the General Fund Contingency to the Police Department's Neighborhood Services Division for program implementation

It is further recommended that the City Manager be authorized to take appropriate and necessary actions to carry out the purpose and intent of these resolutions.