

Vacant Commercial Property Ordinance

City Council Meeting

July 29, 2025

Agenda Item 16.2

Background

- ▶ **November 22, 2022:** Stockton PD provided an update to Council regarding tools, tasks, and staffing required to operate a program of this magnitude.
- ▶ **October 18, 2023 and January 17, 2024 :** Updates provided to Legislative and Environmental Committee regarding establishing a Vacant Commercial Registration Program
- ▶ **February 3, 2025:** Legislative and Environmental Committee provided direction to staff to implement the ordinance
- ▶ **March 4, 2025:** City Council provided direction to staff to return to Legislative and Environmental Committee to research the registration fee
- ▶ **June 16, 2025:** Legislative and Environmental Committee provided direction to staff to implement the recommended registration fee and to return to City Council for approval

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.
- ▶ Vacant Lots are not occupied by any structures or buildings.

Vacant Commercial Property Ordinance

Overview:

- ▶ Currently: No registration requirement for vacant commercial buildings or lots.
- ▶ Proposed Ordinance requires property owners to:
 - ▶ Register their vacant commercial building or lot with the City.
 - ▶ Comply with the Stockton Municipal Code (SMC)
 - ▶ Maintain the property
- ▶ Property owners may be subject to fees, fines, or abatement costs if property not maintained or in compliance with the SMC.

Proposed Fees

- ▶ Annual Registration Fee (Commercial Vacant Property & Vacant Lot)
 - ▶ \$826

Recommendation

- ▶ Adopt an ordinance creating Title 15, Chapter 15.34 “Vacant Commercial Property and Vacant Lot Registration”
- ▶ Approve a Resolution to amend the FY 2025-26 Fee Schedule
- ▶ Authorize the City Manager, or designee, to take all appropriate and necessary actions to carry out the purposes and intent of the ordinance and resolution.