

Vacant Commercial Property Ordinance

City Council Meeting

March 4, 2025

Item 16.1

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

Vacant Commercial Building Defined:

- ▶ Property is considered vacant after greater than 50% of commercial units in the building have been unoccupied for over 180 days.
- ▶ Approximately 250 vacant commercial buildings within the City.

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

- ▶ First Year Fee (and subsequent years if property conforms with SMC 15.32)
 - ▶ \$250
- ▶ Second Year Fee (if the property does not conform with SMC 15.32)
 - ▶ \$500
- ▶ Third and Subsequent Years Fee (if the property does not conform with SMC 15.32)
 - ▶ \$1,000
- ▶ Vacant Lot Annual Fee
 - ▶ \$250

Recommendation

- ▶ Adopt an ordinance creating Title 15, Chapter 15.34 “Vacant Commercial Property and Vacant Lot Registration”
- ▶ Approve a Resolution to amend the FY 2024-25 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.