

Housing Standards & Regulations

2007 Ventura City Property Maintenance Code

Statutes Regulating Housing Standards and Regulations

- Division 12 Building and Construction Regulations –
Part 3- Substandard Housing and Dangerous Buildings
 - Chapter 12.310 Housing Standards and Regulations
- Division 14- Fire and Hazard
 - Chapter 14.010.020 – Amendments
- Division 24- Zoning Regulations
 - Chapter 24.400- General Provisions
- Division 18- Streets and Other Public Ways and Places
 - Chapter 18.050- Assignment of Street Addresses to Buildings

Department or Agency having Jurisdiction:

- Neighborhood Preservation
- Fire Department
- Building Inspector
- Planning

Party responsible for Compliance:

- Developer
- Contractor
- Home Owner

Violation Notification Process

Responsible party is notified via a letter

- Notice and Order Letter allows you to correct any substandard property related violation(s). Abatement deadline may vary based on the extent of the violation(s) and if submittal of plans and permits will be required. This letter also serves to educate and provides understanding of the rules of our city ordinances.
- An inspection is requested and scheduled to verify violation(s) before civil penalties are issued. (Administrative citation)
- Communication between responsible party and Inspector is advantageous for abatement timeframe and case closure.

Our main objective is to obtain voluntary compliance.

Method(s) of Abatement

- Responsible party shall correct violation(s), comply with Notice & Order letter within time frame indicated on letter.
- Communication between responsible party and Inspector is advantageous for abatement timeframe and case closure.
- If an extension is requested, case will be reviewed and responsible party notified if extension is granted or denied.
- Submit plans to Planning Division if required. (Take Notice & Order letter with you for faster service)
- Obtain Permits, if required (take Notice and Order letter with you for faster service)
- Pay civil penalties, if an administrative citation was issued.

Consequences of Non-Compliance:

- Substandard and Property Maintenance violations= \$424.00 first offense
- Sewage and Hazardous Materials Discharge violations= \$424.00 first offense
- 2nd offense= 2 x original fine
- 3rd offense= 3 x original fine
- Delinquency Fee: \$101.00
- An alternative, cases may be referred to the City Attorney's Office for prosecutorial discretion and/or a Notice of Non-Compliance filed with County Recorder's office through the County Assessor's Office for cost recovery

Due Process

- Pay civil penalties within 30 days of issuance of the citation.
- The person cited has the option of requesting an initial administrative review provided it is requested within 20 days of issuance of the citation.
- If the department upholds the citation, the person cited can request an administrative hearing which is conducted through an third party hearing officer.
- If the citation is upheld through the hearing officer, the person cited still has the option of appeal through Superior Court.

For more Information:

- City of Ventura Building and Safety-
<http://www.cityofventura.net/cd/buildsafe>
- City of Ventura Preserving Our Community-
<http://www.cityofventura.net/safehousing>
- City of Ventura Building and Safety Forms & Documents-
<http://www.cityofventura.net/page/building-amp-safety-forms-amp-documents>
- Housing Rights Center (Landlord/Tenant Disputes) -
<http://www.housingrightscenter.org/doc.asp?id=38&parentid=9>
- County of Ventura Assessor's Office-
<http://assessor.countyofventura.org/research/propertyinfo.asp>
- County of Ventura District Attorney's Office-
<http://da.countyofventura.org/cepd.htm>
- Contractors State License Board-
<http://www.cslb.ca.gov/BuildingOfficials/>
- City of Ventura Municipal Code-
<http://www.cityofventura.net/cm/municipal-code>