

Amendments to Neglected Vacant House Ordinance

May 18, 2010
Item 4.2

Overview

Vacant Residential building ordinance adopted 1992

- Expands to include vacant Commercial and Industrial structures
- Establishes security and maintenance standards
- Expands “Responsible Party” to include banks & lenders
- Enhances protections for historical structures
- Allows recovery of administrative costs
- Reduces impacts to neighboring properties



Historic Protections



Applies to:

- National Register of Historic Places
- California Register of Historic Resources
- City of San Jose Register of Historic Landmarks

Requires:

- City approved Security System.
- City Fire Marshal approved Fire Alarm / Extinguishing System(s) - conformance with CFC

Results

- **Balanced approach**
- **Focused on abandoned / neglected properties**
- **Protects adjoining property owners and occupants**
- **Protects significant historic buildings**

