

ORDINANCE NO. 5150

**ORDINANCE AMENDING SECTION 8.27.015 OF THE
BAKERSFIELD MUNICIPAL CODE RELATING TO VACANT
BUILDINGS.**

BE IT ORDAINED by the Council of the City of Bakersfield as follows:

SECTION 1.

Chapter 8.27, Section 8.27.015 of the Bakersfield Municipal Code is hereby amended to read as follows:

8.27.015 Vacant Buildings.

- A. Vacant buildings must be maintained in a safe and secure condition to prevent unlawful and/or unauthorized uses, including but not limited to maintaining all windows and doors with locks, replacing all broken doors or windows, and securing any other openings into the structure that are readily accessible to trespassers.
- B. Vacant buildings shall be posted by the property owner with approved no trespassing signage to permit police enforcement action. Property owner contact information shall remain current.
- C. In the case of a fire damaged building, the property owner shall, within ninety days of the occurrence of the fire, submit an application for a fire rehabilitation permit or obtain a permit for the demolition of the building(s) subject to the fire.
- D. **Vacant Building Registry.** All commercial buildings that have been or are expected to be vacant for longer than thirty (30) days shall be registered, at no cost, with the city's Vacant Building Registry as may be developed and maintained in the discretion of the Building Director or designee. Registration may be provided on a city website or web application. The registration shall include the identity of all record owners, the street address of the vacant building, and a local contact, and shall be maintained only for internal use by the city. All applicable properties are required to be registered and updated within 72 hours of a change of ownership or contact information, unless a grace period applies pursuant to subsection E below. Upon request, an owner of a vacant commercial building shall provide a Vacant Building Plan stating the owner's plans for the building, if any, timeline for completion of those plans, and the measures in place to ensure that the building and

property will continue to be maintained in compliance with applicable city codes.

- E. **Grace period.** Owners of newly acquired blighted vacant buildings shall have sixty (60) days from the date of legal possession of the building to be in compliance with this ordinance. The Building Director or designee may grant a continuance if documentation is provided to the satisfaction of the Director or designee showing delay is of no fault of the property owner.

- F. **Non-compliance.** Failure by the property owner to comply with each of the standards set forth in this section shall constitute a separate violation of this code and shall be punishable as an infraction or misdemeanor or an administrative citation pursuant to Bakersfield Municipal Code Chapter 1.40, in addition to any other available remedies at law. In addition, failure to adequately maintain vacant buildings as set forth in this section may be subject to nuisance abatement procedures as provided in this Code, with penalties and costs recoverable pursuant to Chapter 8.80 of this Code.

SECTION 2.

This Ordinance shall be posted in accordance with the Bakersfield Municipal Code and shall become effective thirty (30) days after the date of its passage.

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I **HEREBY CERTIFY** that the foregoing Ordinance was passed and adopted, by the Council of the City of Bakersfield at a regular meeting thereof held on FEB 14 2024 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

COUNCILMEMBER: ARIAS, GONZALES, WEIR, SMITH, FREEMAN, GRAY, KAUR
COUNCILMEMBER: Ken Weir + Gray
COUNCILMEMBER: _____
COUNCILMEMBER: _____

Julie Drimakis

JULIE DRIMAKIS, CPMC, MMC
CITY CLERK and Ex Officio Clerk of the
Council of the City of Bakersfield

FEB 14 2024
APPROVED:
By: Karen Goh
KAREN GOH
Mayor

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

By: Ashley Zambrano
ASHLEY E. ZAMBRANO
Deputy City Attorney

AFFIDAVIT OF POSTING DOCUMENTS

STATE OF CALIFORNIA)

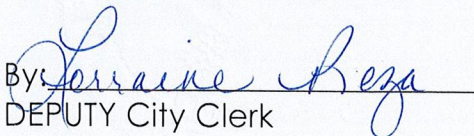
County of Kern)ss.

JULIE DRIMAKIS, being duly sworn, deposes and says:

That she is the duly appointed, acting and qualified City Clerk of the City of Bakersfield; and that on the 21st day of February 2024 she posted on the Bulletin Board at City Hall, a full, true and correct copy of the following: Ordinance No. 5150, passed by the Bakersfield City Council at a meeting held on the 14th day of February 2024 and entitled:

ORDINANCE AMENDING SECTION 8.27.015 OF THE BAKERSFIELD MUNICIPAL CODE RELATING TO VACANT BUILDINGS.

JULIE DRIMAKIS, MMC
City Clerk and Ex Officio of the
Council of the City of Bakersfield

By: 
DEPUTY City Clerk