

Registration Form for Abandoned Property

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It is the purpose and intent of the City Council of Rancho Cucamonga to establish an administrative procedure for obtaining prompt compliance in the correction of both major and minor violations of Title 8 (Health and Safety) of the Rancho Cucamonga Municipal Code. Conditions in violation of the municipal code; which affect conditions upon or uses of real property are hereby deemed as designated nuisances.

City of Rancho Cucamonga Municipal Code, Chapter 8.42, MAINTENANCE OF FORECLOSED AND ABANDONED RESIDENTIAL, COMMERCIAL AND INDUSTRIAL PROPERTIES:

It is the purpose and intent of the Rancho Cucamonga City Council, through the adoption of this Chapter, to establish an abandoned property registration program as a mechanism to protect neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties.

Registration:

Upon default by the trustor, any beneficiary or trustee who holds a deed of trust on a property located within the City of Rancho Cucamonga shall perform an inspection of the property that is the security for the deed of trust, prior to recording a Notice of Default with the San Bernardino County Recorder's Office. If the property is found to be vacant or shows evidence of vacancy, it is, by this chapter, deemed abandoned and the beneficiary or trustee shall, within thirty (30) days of the inspection, register the property with the Building Official or his or her designee on forms provided by the City. [RCMC 8.42.040]

Owner Responsibility under RCMC 8.42:

- Upon default, any beneficiary or trustee who holds a deed of trust on said property shall perform an inspection of the property that is the security, and shall record with the Building Official within thirty (30) days of the inspection a Registration of Abandoned Property;
- Maintain a valid registration for one (1) year, and provide subsequent registration(s) on an annual basis for as long as the property is abandoned;
- Report in writing any changes of information contained in the registration within thirty (30) days of the change to the Building Official;
- Posting Requirements: Posting shall be printed on 8 1/2 x11 paper (see sample attached) and list a 24-hour contact phone number of the local property management company or other responsible person. Notice shall be placed on the interior first floor window facing the street as to be visible from the street;
- Pools and spas shall be drained and kept dry or kept in working order so that the water remains clear and free of pollutants and debris. All fencing and gates protecting pool/spa from unauthorized entry shall be maintained;
- Property shall be kept free of weeds, graffiti, dead vegetation, trash, vandalism, debris, and other items that contribute to the appearance that the property is abandoned or constitute evidence of vacancy. Visible front and side yards and setback areas shall be landscaped and maintained according to the standards and landscape maintenance requirements, set forth in the Rancho Cucamonga Municipal Code.

To obtain a complete copy of the Health and Safety Municipal Codes for the City of Rancho Cucamonga, contact our office or log onto <http://municipalcodes.lexisnexis.com/codes/ranchocu/>

NOTICE

******* DO NOT REMOVE *******

PROPERTY IS MANAGED BY:

TO REPORT PROBLEMS OR CONCERNS CALL:

(_____) _____

EMERGENCY NUMBER

(_____) _____

ENTRY BY UNAUTHORIZED PERSONS IS STRICTLY PROHIBITED