

■ **Judicial Remedies** – These remedies are used where the other remedies are not considered to have a high probability of success. The two options are **criminal prosecution** or **civil injunctions**.

■ Mediation is also available.

## *What Can I Do If I Believe A Violation Exists?*

If you are seeking relief from conditions on a property in your community, there are a number of options available to you:

■ **Make contact with the responsible person.** Describe your perception of the problem. Discuss how the problem affects you and possible solutions.

■ Contact the **National Conflict Resolution Center** at **(619) 238-2400**. The Center will assist in establishing an effective dialog between you and the person responsible for the problem.

■ File a complaint with the City of San Diego **Neighborhood Code Compliance Division** at **(619) 236-5500**. Unless the problem constitutes an immediate health and safety problem, anonymous complaints are not processed. Service is not provided for minor violation complaints, such as roach infestation or animal droppings.

To effect the widest improvement with limited resources, community-initiated complaints will usually receive a higher priority than individual complaints.

High service demands can routinely cause cases to remain open for 30 or more days. These cases usually involve violations that do not affect the public at large and do not constitute a health and safety problem.



THE CITY OF SAN DIEGO



Development Services Department  
Neighborhood Code Compliance Division  
1200 Third Avenue, 8th Floor, MS 51N  
San Diego, CA 92101-4106

[www.sandiego.gov/nccd](http://www.sandiego.gov/nccd)  
[www.sandiego.gov/graffiti](http://www.sandiego.gov/graffiti)

*In Partnership With Neighborhoods*

This information is available in alternative formats upon request.

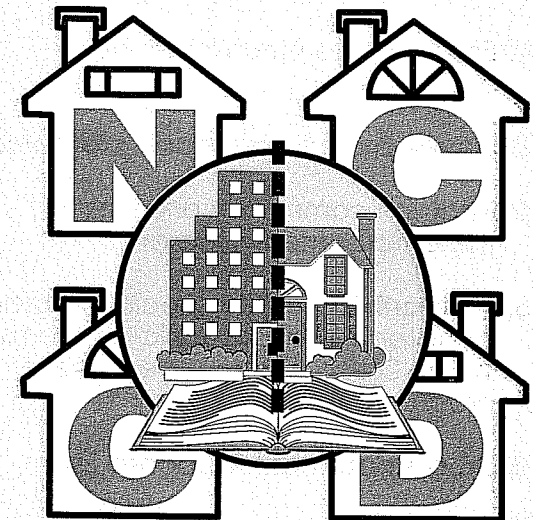
NC-167  
09/06

Printed on recycled paper

City of San Diego



# *Code Enforcement in the City of San Diego*



**Neighborhood Code Compliance Division**

## What Is Our Mission?

It is the mission of the Neighborhood Code Compliance Division (NCCD) to work in partnership with your community to promote and maintain a safe and desirable living and working environment. We help maintain or improve the quality of your community in three ways:

1. We **administer** a fair and unbiased enforcement program to correct violations of property conditions and land use requirements.
2. We **work** with the Community Services Centers, the Police Department, other regulatory agencies, the Housing Commission, community volunteer groups, public service agencies, and other interested people to:
  - Facilitate voluntary compliance with City laws and codes.
  - Empower community self-help programs.
  - Develop public outreach programs.
  - Establish community priorities for the enforcement program.
3. We **participate** with special programs targeted toward specific problems in San Diego communities. These programs include:
  - Drug Abatement Response Team
  - Vacant and Unsecured Properties
  - Accessibility Code Enforcement

## What Codes Do We Enforce?

The Neighborhood Code Compliance Division enforces regulations related to the following:

- Conditions of an existing structure that constitute a clear and present danger to the public.
- Building Code violations (building, plumbing, electrical, mechanical, disabled access, etc.), including construction or change of occupancy without permits.
- California State Housing law (minimum standards for safe and sanitary housing).
- Land Development Code/Zoning requirements for structures (such as location, configuration and size) and use requirements.
- Environmentally sensitive lands.
- Historical resource.
- Encroachments into the public right-of-way and public property.
- Noise (other than airports).
- Swimming pool fences.
- Sign requirements. These include signs in the public right-of-way, failure to have required permits, signs in disrepair, illegal inflatable displays, and pennants.
- Graffiti.
- Mobile home park maintenance.
- Public nuisance.

## What Tools Do We Use?

In most cases, the person responsible for a code violation is given an opportunity to voluntarily comply with the law and correct the situation.

Once the deadline in the Notice of Violation has expired, the owner or responsible person is subject to one or more of the remedies listed below. In addition to any fines that result from a remedy, fees are charged after the second inspection for all reinspections of the property.

- **Administrative Citation** – This remedy is designed to address minor violations. The fines range from \$100 to \$1,000.
- **Recordation of Notice of Violation** – This remedy is used for violations where there is no immediate need for correction and special circumstances exist. The assumption is that lenders will require that the title be cleared and violations removed prior to funding a loan. There is a fee for removing the recorded Notice.
- **Civil Penalties** – The remedy is used for major violations where the fine can be from \$2,500 per day to a maximum of \$250,000.
- **Abatement** – This remedy is used where the City needs to take action to abate the nuisance. In a typical case, the City's Neighborhood Code Compliance Division will hire a private contractor to either demolish or board and secure a structure, or to clean a property of junk and debris.