



## PROPERTY OWNER, MANAGEMENT AND/OR OCCUPANT RESPONSIBILITY FOR PRIVATE PROPERTY

The City of Newark welcomes property improvement, real estate investing and economic development. Very often, private property, whether currently developed or unimproved, is the subject of the following conditions:

*vacant and unsecured structures \* unpermitted construction \* junk, trash, debris and unused items \* unpermitted land uses \* damaged property \* inoperable vehicles \* unfinished construction \* fire hazard \* unlawful camping/unauthorized entry \* overgrown/dead vegetation \* deteriorated/damaged structures \* parking vehicles on unpaved surfaces \* unlawful discharge in the storm drain system \* occupied structures without required utilities \* other public nuisance issues*

These activities and conditions are violations of the Newark Municipal Code and are subject to code enforcement actions. These violations threaten the public's safety, health and well-being with these public nuisance, blight, and hazardous activities and conditions. **THE PROPERTY OWNER, PROPERTY MANAGEMENT AND/OR THE OCCUPANT ARE RESPONSIBLE TO COMPLY.**

While you are in the process of acquiring currently improved or developable parcels or vacant land and anticipate development or not, **OUR OFFICE IS ASKING YOU TO TAKE THE NECESSARY ACTION TO PROACTIVELY ABATE ALL PUBLIC NUISANCE/BLIGHT VIOLATIONS AND MAINTAIN CODE COMPLIANT PROPERTIES.** As you begin to realize that your vacant land or existing structures warrant security measures (locking doors/windows, board ups, fencing, property management, regular monitoring, private security company patrol, etc.), please understand the City of Newark does not allocate the resources to monitor, maintain and/or secure these problem properties. We are hoping for you to regularly monitor and maintain code compliant, clean and safe properties. **AS A PROPERTY OWNER AND A GOOD NEIGHBOR, YOU ARE OBLIGATED TO ACHIEVE AND MAINTAIN HARMONIOUS COEXISTENCE WITH THIS COMMUNITY.**

We are reaching out to you, because we receive many reports of these public nuisance, blight, hazardous conditions throughout the City. We are hoping that you, as a responsible party, understand our concerns and take immediate action to actively monitor and maintain your property in a safe condition. Please understand that renting, leasing or otherwise permitting anyone to occupy and use land does **NOT** relieve the property owner of the obligation to achieve and maintain code compliant private property. If you have a tenant or other person committing, maintaining or allowing code violations on your property, you, as the responsible party, are required to initiate any corrective or legal action necessary to correct the violation. This may include documented conversations, written warnings and/or lawful eviction. If you commence such action, you may need to provide proof of such action to Community Preservation staff in order to prevent enforcement action upon you. **PROPERTY OWNERSHIP BRINGS GREAT BENEFITS, BUT ALSO CARRIES EXTENSIVE RESPONSIBILITIES (LIABILITY).**

Failure to comply may result in consequences including, but not limited to: administrative fines, criminal prosecution, clouding the property title, civil abatement, civil injunction, lien, special assessment, receivership or other legal actions. Any City costs for abatement of code violations are recoverable through legal processes.

If you have any questions regarding this information, please contact our office at (510) 578-4330 or [compres@newark.org](mailto:compres@newark.org).

