

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. 1209

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT ADDING CHAPTER 8.37 (VACANT PROPERTIES AND BUILDINGS, FORECLOSED PROPERTIES, AND ABANDONED PROPERTIES REGISTRY PROGRAM) TO TITLE 8 (HEALTH AND SAFETY) OF THE PARAMOUNT MUNICIPAL CODE, ESTABLISHING STANDARDS FOR BOARDING, FENCING, MAINTAINING, AND REPORTING VACANT PROPERTIES AND/OR TENANT SPACES, BUILDINGS, FORECLOSED PROPERTIES, AND ABANDONED PROPERTIES IN THE CITY OF PARAMOUNT

THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, the City of Paramount, pursuant to its police power, may adopt regulations to protect the health, safety, and welfare of the public under California Constitution Article XI, Section 7 and California Government Code Section 37100, and thereby is authorized to establish regulations that promote safe and orderly development and maintenance standards.

WHEREAS, the City Council desires to preserve the health, safety, and welfare for City of Paramount residents and the community at large, and to the extent possible, protect neighborhoods from declining property values, aesthetic decay, and/or other adverse impacts of unmaintained and unsecured vacant properties and structures through the strengthening of existing vacant lot and property maintenance, security, registrations, and monitoring regulations; and

WHEREAS, the presence of vacant, abandoned, foreclosing or foreclosed-upon residential, commercial, and industrial real property can lead to neighborhood decline by creating a public nuisance which could contribute to lower property values and could discourage potential buyers and renters from purchasing or renting a home in or adjacent to neighborhoods with properties that are vacant, abandoned, or foreclosed upon; and

WHEREAS, requiring basic vacant lot maintenance, security, registration, and monitoring is reasonably associated with alleviating blight associated with unmaintained and unsecured vacant properties and structures, and ensuring that the property values of adjacent properties are not adversely affected; and

WHEREAS, vacant properties, buildings, and structures that are not yet distressed create similar public nuisance conditions that lower property values, create aesthetic decay, loss of character, and/or discourage potential buyers from purchasing adjacent properties; and

WHEREAS, the City has observed and anticipates additional or worsening code violations including but not limited to multiple violations on the same property, unoccupied buildings susceptible to vandalism and break-ins and/or open structures rendering them unsafe and dangerous, fires whether accidental or intentional, yards containing litter and trash attracting vermin infestation, overgrown grass and bushes resulting in accumulation of combustible vegetation, debris, and other flammable materials, and unsecured swimming pools that are not only a threat to children but become breeding grounds for infectious insects such as mosquitoes; and

WHEREAS, through the amendment of Title 8 of the of the Paramount Municipal Code, the City can implement a program designed to prevent and address the adverse impacts which vacant properties and abandoned buildings have the potential to create.

SECTION 1. Purpose and Findings. The City Council finds and declares as follows:

- A. California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local ordinances and regulations not in conflict with general laws; and
- B. The authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and
- C. The City desires to ensure that development, including resource management, occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007, and reasonable land use planning principles; and
- D. The City Council held a duly noticed public hearing on this Ordinance on November 18, 2025, at which time it considered all evidence presented, both written and oral.

SECTION 2. The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

SECTION 3. A new Chapter 8.37 is hereby added to Title 8 (Health and Safety) of the Paramount Municipal Code to read as follows:

“Chapter 8.37

VACANT PROPERTIES AND/OR TENANT SPACES, FORECLOSED PROPERTIES AND ABANDONED PROPERTIES REGISTRY PROGRAM

8.37.010. Purpose.

It is the purpose and intent of the Paramount City Council, through the adoption of this chapter, to maintain a registry of all properties that are vacant, abandoned, or in the foreclosure process, as well as establish standards and requirements for the maintenance and security of all properties, buildings, structures, and tenant spaces with the City that are vacant, abandoned, or in the foreclosure process, as a mechanism to protect neighborhoods from becoming blighted and protect the health, safety, and welfare of the residential neighborhoods and commercial and industrial areas. Where there is any conflict between the provisions of this Chapter and any other provisions of the Code, the more restrictive requirement shall prevail.

8.37.020. Definitions.

Abandoned. Real property that is vacant and that meets any of the following conditions:

1. Is under a current Notice of Default.
2. Is under a current Notice of Trustee's Sale.
3. Is pending a tax assessor's lien sale.
4. Has been the subject of a foreclosure sale where the title was retained by the beneficiary of a deed of trust involved in the foreclosure.
5. Has been transferred under a deed in lieu of foreclosure.

Accessory dwelling unit (ADU). As set forth in Section 17.04.010, an "accessory dwelling unit," or "ADU" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary dwelling is situated. It shall include a manufactured home, as defined in California Health and Safety Code

Section 18007. A trailer, motor vehicle, or other recreational vehicle may not be used as an ADU or maintained as a habitable unit or living area on a residential lot.

Accessible property. Any property that is accessible through a gate, fence, wall, or other barrier that is broken, unlocked, unsecured, or otherwise missing or lacking.

Accessible structure. A building or structure (as defined by the California Building Code with local amendments) that is unsecured in any manner that could allow access to the interior of the building or structure by unauthorized persons.

Agreement. Any agreement or written instruments which provides that title to real property shall be transferred or conveyed from one owner to another in any manner (whether by sale, gift, exchange, transfer, partition, assignation, placement in a trust, or any other method).

Beneficiary. The person or persons who own or hold a promissory note that is secured by a deed of trust and who is/are names in that document. Beneficiary shall include, but shall not be limited to, assignees, successors, or transferees of a holder of such a promissory note.

Boarded building. A vacant building or portion of a vacant building of which doors and windows have been covered with plywood or other material for the purpose of preventing entry into the vacant building by persons or animals.

Dangerous building. Any building and/or structure that is violation of any condition referenced in Chapter 15.44 of the Paramount Municipal Code.

City. The City of Paramount.

Commercial property. Any property that has a commercial storefront that is used, or partially used, for commercial business activities including, but not limited to stores, office buildings, industrial property, medical centers, hotels, malls, retail stores, shopping centers, farmland, multifamily housing buildings, warehouses, garages and residential property containing more than four units.

Commercial storefronts. Any commercial property located on the ground floor or second floor that has a storefront window that may be individually leased or rented for any purpose other than residential use.

Days. Calendar days. In the event the last day of the specified time period falls on a Saturday, Sunday or holiday observed by the city, the last days of the specified time period shall be extended to the next business day.

Deed of trust. An instrument by which an interest in title to real estate is transferred to a third party trustee as security for a real estate loan (and often used in California instead of a mortgage). This definition applies to any and all subsequent deeds of trust (e.g., second deed of trust, third deed of trust).

Deed in lieu of foreclosure/sale. An instrument that transfers ownership of a property from the trustor to the holder of a deed of trust upon consent of the beneficiary of the deed of trust.

Default. The failure to fulfill a contractual obligation.

Evidence of vacancy. Any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions shall include, but not be limited to, overgrown and/or dead vegetation; accumulation of newspapers, circulars, flyers, and/or mail; past-due utility notices and/or disconnected utilities; accumulation of trash, junk, and/or other debris; the absence of window coverings such as curtains, blinds, and/or shutters; the absence of furnishings and/or personal items and/or commercial furnishings

consistent with the permitted residential or commercial uses permitted within the zone of the real property; or statements by neighbors, passersby, delivery agents, or government employees that the property is vacant.

Foreclosed. Property for which the foreclosure process has begun with the filing of a notice of default.

Inspection. A physical investigation of a property to obtain evidence of vacancy, to assess the physical condition of the property, and to verify compliance with this chapter and any other applicable laws.

Owner. Any person having legal or equitable title or any interest in any real property, including the right to possess and use that property.

Owner of record. The person having title to the property at any given point in time as recorded with the Los Angeles County Recorder's office.

Out of area. More than forty (40) road or driving miles of the subject building, structure, or real property.

Person. This shall mean and include any individual, partnership of any kind, corporation, limited liability company, association, joint venture or other organization, however formed, as well as trustees, heirs, executors, administrators, or assigns, or any combination of such persons. *People* also include any public entity or agency that acts as an owner in the City.

Property. Any portion of unimproved or improved real estate which includes the buildings or structures located on it regardless of condition.

Rehabilitation. Either the complete demolition of a vacant building or structure or the abatement of all substandard building and property conditions, and the restoration of the building or structure to a condition suitable for occupancy. A building or structure shall not be deemed rehabilitated if still vacant or until there is a lawful occupant therein utilizing the building or structure as approved.

Responsible party. Any person or persons who has or have equitable or legal title to or care or control over real property, or any building or structure thereon. Responsible party includes, but is not limited to, every owner, owner of record, beneficiary, lien holder, trustee, servicing company, real estate agent, and property management company, as well as any person acting on behalf of another responsible party.

Securing. This shall mean and include such measures as specified in this chapter that assist in rendering real property inaccessible to unauthorized persons, including, but not limited to, the repair of fences, walls, and other barriers; chaining or padlocking of gates; and/or the repair or boarding of doors, windows, and/or other openings. Securing standards at the time of the boarding shall be consistent with requirements of this chapter.

Sheeting material. A minimum of ¼-inch thick clear shatterproof polycarbonate material with strength capable of sustaining impact without breaking or shattering, absent excessive force.

Storefront window. Any window of a commercial property that permits an unobstructed public view into the interior of the building from any immediately adjacent street, sidewalk, or right-of-way.

Tenant space. A defined area within a building rented or occupied by a business or other nonresidential land.

Trustor. A borrower under a deed of trust, who deeds property to a trustee as security for the payment of a debt.

Vacant. This shall mean any of the following:

1. Any real property that is undeveloped; or
2. Any real property or any building, structure, or tenant space thereon that is either unoccupied or occupied by unauthorized persons, either whole or in part; or
3. Any real property or any building, structure, or tenant space thereon that shows evidence of vacancy.

8.37.030. General vacant property maintenance standards.

- A. Every responsible property owner and/or responsible party for any real property, building, tenant space, or structure that is vacant within the city is required to maintain and monitor their property in a manner that does not violate the provisions of this chapter and applicable property maintenance ordinances, and such owner remains liable for any violation regardless of any contract or agreement with any third party regarding such property.
- B. To the extent authorized by law, the Building Official and/or Public Safety Director (or designees thereof) may enter on such property at reasonable times to make inspections.
- C. All vacant properties and structures. No responsible party for any vacant real property, building, structure, or tenant space shall cause, permit, allow, or suffer any of the following conditions at any time:
 1. Substandard building conditions, as prohibited and referred to in the California Building Code as adopted by the City and this Chapter.
 2. Substandard property, as prohibited and referred to in the California Building Code as adopted by the City and this Chapter.
 3. The boarding of any window, door, vent, crawl space, or other opening that is not in compliance with the provisions of this Chapter.
 4. Accumulations on exterior portions of the real property of lumber; junk; trash; debris; construction material; household furniture; appliances; cardboard boxes or other containers; clothing; shopping carts; equipment; combustible, flammable, or other hazardous material; or discarded, unused, or abandoned personal property.
 5. Accumulations of newspapers, circulars, flyers, notices, or other printed material that would lead a reasonable person to believe that the property is vacant, except for any such material that is required by federal, State, or local law.
 6. Parking or storage of any wrecked, dismantled, or inoperative vehicle, or any vehicle that does not have a current and valid registration with the California Department of Motor Vehicles (including any vehicle that is registered as planned nonoperational or "PNO", on exterior portions of the real property.
 7. Vegetation that is overgrown, dead, decaying, or otherwise that is not adequately trimmed, pruned, cut, fertilized, watered, or replaced as necessary.
 8. Lack of any vegetation required by this Code, or so as to otherwise create or promote dust or soil erosion.
 9. Pest or rodent infestation.

10. Swimming pools, spas, fountains, or other bodies of water that are not maintained in such a manner as to be free and clear of pollutants or debris, or that are maintained in such a manner as to be likely to harbor mosquitoes, insects, or vector, including, but not limited to, water that is clouded or green, water containing bacterial growth, algae, insect larvae, insect remains, or animal remains; or swimming pools that are not covered, secured, and/or maintained in such a manner that water cannot collect or accumulate therein or on top of a cover thereon or are not secured to prevent access by persons as required by law.
- D. Properties or structures vacant for more than 15 consecutive calendar days. In addition to the requirements and obligations of Sections 8.37.030(A), 8.37.030(B), and 8.37.030(C) of this Code, responsible parties of any real property, building, or structure, or portion thereof, that has been vacant for at least fifteen (15) consecutive calendar days shall also adhere to the following:
1. Submit a fully executed "Letter of Agency" to the Planning and Building Department on an approved form authorized by the Planning and Building Department to allow the Building Official and/or Public Safety Director (or designees thereof) to enter the property in order to remove trespassers and graffiti.
 2. For vacant lots, install signs that are four feet by four feet in size with "No Trespassing" written in prominent letters; printed with weather resistant materials; placed at locations on the property as determined by the Building Official and/or Public Safety Director (or designees thereof); and maintained in clear, clean, vandalism-free condition. The sign shall be clearly visible from the public right-of-way.
 3. Provide the Planning and Building Department with the name, telephone number, and email address of a person who will be responsible for the maintenance and security of the vacant property.
 4. Drain all water from any swimming pool, jacuzzi, spa, or fountain, and comply with the following:
 - a. Fill the pool, jacuzzi, spa, or fountain with soil or any other fill approved by the Building Official; or,
 - b. Cover in a manner approved by the Building Official and/or Public Safety (or designees thereof) such that water cannot collect in the swimming pool or on top of the cover.
- E. Properties or structures vacant for more than 30 consecutive calendar days. In addition to the requirements of Sections 8.37.030(A), 8.37.030(B), 8.37.030(C), and 8.37.030(D) of this Code, responsible parties of any real property, building, structure, or portion thereof, that has been vacant for at least thirty (30) consecutive calendar days shall also adhere to the following:
1. Submit a Vacant Property Mitigation Plan to the Planning and Building Department. The Vacant Property Mitigation Plan shall demonstrate how the property will be regularly inspected, secured, and maintained in a manner that protects the health, safety, general welfare, and aesthetic standards of the community, as well as demonstrate goals and plans for demolishing any vacant structure(s) or for the reoccupancy of the vacant property, buildings, and/or structures.
 2. Conduct or cause to be conducted sufficient and adequate inspections of any vacant property, building, or structure, or portion thereof, to monitor and immediately abate any condition that does

not adhere to the provisions of this Chapter and the Code. Such inspections shall be conducted, at a minimum, once each calendar week, and the results of the inspections shall be documented and submitted in writing to the Planning and Building Department within forty-eight (48) hours of each inspection.

3. Remove all furniture and personal property from the interior of any real property, building, or structure, or portion thereof, that is vacant.
 4. Remove all curtains, blinds, and window coverings from all windows located on the ground level of any vacant building or structure to allow a clear view to the interior of the vacant building or structure, or portion thereof.
- F. Properties or structures vacant for more than 90 consecutive calendar days. In addition to the requirements of Sections 8.37.030(A), 8.37.030(B), 8.37.030(C), and 8.37.030(D) of this Code, responsible parties of any real property, building, or structure, or portion thereof, that has been vacant for at least ninety (90) consecutive calendar days shall also adhere to the following:
1. Terminate and disconnect electrical and water services to the vacant property, building, or structure. This requirement does not relieve responsible parties of any other obligations under this Chapter or this Code;
 2. Install motion-activated security lighting to adequately illuminate all entrances and exits to the vacant property and any vacant buildings or structures, and maintain said lighting in operable condition from dusk to dawn; and,
 3. Install motion-activated video surveillance cameras that cover all entrances and exits to the vacant property and any vacant buildings or structures and provide two-way communication and mobile live-view video, and maintain said surveillance cameras in operable condition. The camera system shall be capable of retaining video footage for a minimum of 30 days. In the event of an incident or upon request, the responsible party shall allow unimpeded inspection of the security camera system and all related footage to Sheriff's Department and City of Paramount personnel.
- G. Properties or structures vacant for more than 365 consecutive calendar days. The maintenance and security requirements set forth in this Chapter are designed to temporarily alleviate the public nuisance conditions and activities that typically result from vacant, unoccupied, and/or abandoned properties, structures, and tenant spaces. Irrespective of these requirements, structures that are vacant for extended periods of time attract littering, dumping, graffiti, unauthorized entries by transients, minors, and criminals, and other nuisance conditions, and are also extremely vulnerable to being stripped of electrical and copper plumbing, and of being set on fire. Accordingly, structures that are vacant for more than 365 consecutive calendar days are hereby deemed a public nuisance subject to summary abatement.
1. Responsible parties of any building or structure that has been vacant for more than 365 consecutive calendar days shall either demolish or rehabilitate the vacant building, structure, or tenant space for occupancy (with all required City approvals, permits and inspections) as follows:

- a. Within fifteen (15) calendar days of a notice from the City, responsible parties shall submit a "Letter of Intent" which confirms whether the building or structure will be demolished or rehabilitated in accordance with this Section;
- b. Within thirty (30) calendar days of notice from the City, responsible party shall submit all required applications, plans, supporting documents, and fees to the Planning and Building Department either to obtain a demolition permit or to obtain all required building, plumbing, electrical, and mechanical permits for the rehabilitation of the vacant building or structure for its approved occupancy;
- c. Within thirty (30) calendar days of permit issuance (and no later than sixty (60) calendar days of notice from the City unless an extension is granted by the City in writing), if demolition is the confirmed method set forth in the Letter of Intent, complete the demolition, lawfully remove and dispose of all debris resulting therefrom, and schedule, undergo, and pass a final City inspection;
- d. Within ninety (90) calendar days of permit issuance (and no later than one hundred twenty (120) calendar days of notice from the City unless an extension is granted by the City in writing), if rehabilitation is the confirmed method set forth in the Letter of Intent, complete all required rehabilitated work in accordance with City-approved plans and City-issued permits, and schedule, undergo, and pass a final City inspection.

8.37.040 Security standards for vacant properties

- A. Every responsible party of any real property, building, structure, and/or tenant space that is vacant shall maintain said property, building, and/or structure, or portion thereof, closed, locked, and secured in such a manner that prevents unauthorized access and/or entry.
- B. Fencing of vacant properties. Vacant properties shall be secured against unauthorized entry as set forth in this Section. Any fencing installed at vacant properties shall be maintained in a safe and aesthetically pleasing manner. Fencing that is deteriorated, dilapidated, torn, or with posters, graffiti, or similar decoration or markings thereon (unless otherwise required by law or authorized by this Code) shall be prohibited.
 1. Fencing of properties vacant for 90 calendar days. Responsible parties shall install fencing around any real property that has been vacant for 90 consecutive calendar days in adherence to the standards set forth in this section.
 2. General standards for all vacant properties. Fencing installed pursuant to this section shall be self-supporting and shall be view obscuring so as to provide minimum visibility of the vacant property.
 3. Undeveloped properties. In addition to other standards set forth in this Section, fencing erected on or around undeveloped vacant properties shall adhere to the following standards:
 - a. Fencing shall be composed of decorative iron, vinyl fencing, or material as approved by the Planning and Building Department following review of the precise fencing location, height, and materials; and

5. Exterior access door. Responsible parties may maintain access to the interior of any vacant building or structure by means of one exterior access door by securing said access door by using:
 - a. A solid core wood or steel door with no windows or other openings in the door; or,
 - b. Hinged sheeting material (as defined in Section 8.37.040(C)) attached to the door entry with three case hardened strap hinges of the type specified by the Building Official and at least two case hardened hasps and minimum two-inch case hardened padlock of a type approved by the Building Official.
- D. Security patrol services required. In addition to all other requirements of this Chapter, responsible parties of any real property, building, structure (or portion thereof), that has been vacant for at least one hundred eighty (180) consecutive calendar days shall provide security personnel (fully licensed, registered, and bonded as required by State and local law) as follows:
 1. Security patrol services that drive by and inspect the real property for unlawful activity (including unauthorized entry) at least once every 12 hours if there have been five (5) or fewer instances of graffiti, unauthorized entry, or other violations of this Chapter in the preceding thirty (30) day period;
 2. Onsite security services during the hours of 8:00 p.m. and 7:00 a.m. if there have been more than five (5) instances of graffiti, unauthorized entry, or other violations of this Chapter in the preceding thirty (30) day period; or,
 3. Onsite security services twenty-four (24) hours per day, seven (7) days per week if there have been more than ten (10) instances of graffiti, unauthorized entry, or other violations of this Chapter in the preceding thirty (30) day period.

8.37.050 Authority of Directors of Planning and Building and Public Safety - appeal

- A. Alternative methods of securing vacant building or structure. Upon application by the owner of any vacant property, building, structure, or tenant space, and a showing that the requirements for boarding and securing a vacant building or structure imposed pursuant to this Section are impractical, the Planning and Building Director or Public Safety Director may permit alternate methods of securing a vacant building or structure so as to achieve substantial compliance with this Chapter. The approval of an alternative method of securing a building or structure does not relieve a responsible party of the obligation to otherwise secure any vacant property, building, structure, or tenant space to prevent unauthorized entry, nor to comply with all other requirements and obligations of this Chapter.
- B. The proposed redevelopment of a property, building, structure, or tenant space does not constitute sufficient grounds for demonstrating that the boarding and security requirements of this Chapter are impractical unless the City has already approved plans and issued permits for the redevelopment of the property, building, or structure, and the responsible party attests in writing that the construction/redevelopment is scheduled to start in thirty (30) days or less.
- C. Additional requirements for the boarding, securing, and maintenance of a vacant property, building, structure, or tenant space. In addition to the specific maintenance and security requirements provided in this Chapter, the Planning and Building Director or Public Safety Director (or designees thereof) shall have the authority to require responsible parties for vacant

properties subject to the provisions of this Chapter to implement additional maintenance and security measures in order to effectuate the purpose of this Chapter and protect the health, safety, and general welfare of the public, including, but not limited to, security lighting, increasing the frequency of onsite inspections, employment of an onsite security guard, and/or posting of additional signage at the subject property.

- D. In making any decision to impose additional requirements, the Directors of Planning and Building and/or Public Safety may rely upon reports from any City division or department that, in its current condition, the property constitutes a danger to the public health, safety, and welfare or that the property has become an attractive nuisance or public nuisance, and that the current maintenance and security requirements are insufficient to terminate the nuisance or other illegal activity.
- E. Additional requirements shall be considered for any vacant property where there has been confirmed more than five (5) instances of graffiti, unauthorized entry, or other violations of this Chapter in any thirty (30) day period.
- F. Appeal. Any responsible party may request a hearing before the City Manager (or designee thereof) in order to challenge or appeal the imposition of any additional maintenance and/or security requirements pursuant to this Section, in accordance with the requirements, procedures, and provisions of Chapter 1.08 of this Code. Responsible parties shall not have any right to appeal the application of the maintenance or security requirements otherwise set forth in this Chapter (including those set forth in Sections 8.37.030 and 8.37.040).

8.37.060 Recordation of transfer of loan/deed of trust.

- A. Within ten (10) calendar days following the purchase or transfer of a loan or deed of trust secured by real property, the new beneficiary and trustee shall record with the Los Angeles County Recorder's office an assignment of rents or similar document that lists the name of the person purchasing or acquiring the loan or deed of trust and the mailing address and contact telephone number of the new beneficiary and trustee responsible for receiving payment associated with the loan or deed of trust. This requirement shall not apply to the sale or transfer of a property when such sale or transfer does not include the sale or transfer of any loan or deed of trust associated with such property.
- B. Within ten (10) calendar days following the change of a trustee in a deed of trust secured by real property, the beneficiary shall record with the Los Angeles County Recorder's office a Substitution of Trustee or similar document that lists the name of all new trustees, as well as the mailing address and contact telephone number and email address of all.

8.37.070 Inspection and registration - Fees.

- A. Any beneficiary or trustee who holds, or has an interest in, a deed of trust on a property in foreclosure (as these terms are defined by this chapter), located within the City of Paramount shall register the real property with the City on City-approved forms and shall pay an initial registration fee and annual monitoring fee as set by resolution of the City Council. If the beneficiary or trustee issues a Notice of Default after the effective date of this ordinance, they shall perform an inspection, register the real property, and otherwise adhere to all restrictions and requirements set forth in Subsections 8.37.070(B) through 8.37.070(I). If the beneficiary or trustee issues a Notice of Default prior to the effective date of this ordinance, and such Notice of Default has not been rescinded as of the effective date of this ordinance, the beneficiary or trustee shall inspect such property within thirty (30) days after the effective date of this ordinance, and shall register

said property as set forth in Subsection 8.37.070(B) and otherwise adhere to all restrictions and requirements set forth in Subsections 8.37.070(B) through 8.37.070(I).

The registration requirement described in this section shall also apply to property that has been the subject of a foreclosure sale where the title was transferred to the beneficiary of a deed of trust involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure and/or sale.

- B. Any beneficiary or trustee who holds a deed of trust on real property located within the City of Paramount shall, within ten (10) calendar days of recordation of a Notice of Default with the Los Angeles County Recorder's office, perform an inspection of said real property. If the real property is found to be abandoned or shows evidence of vacancy (as these terms are defined by this chapter), the beneficiary and trustee shall register the real property with the City, on City-approved forms, within ten (10) calendar days of the inspection and shall pay an initial registration fee and annual monitoring fee as set by resolution of the City Council.
- C. If the property is occupied at the time of the initial inspection but a Notice of Default or Notice of Trustee's Sale remains current in connection therewith, it shall be inspected by the beneficiary and trustee every subsequent calendar month until:
1. The trustor or other party remedies the default;
 2. The foreclosure is completed and ownership is transferred now to a new owner who is not the former beneficiary or trustee; or
 3. The real property is found to be vacant or shows signs of vacancy, at which time the beneficiary and trustee shall register the real property with the City within ten (10) calendar days of said inspection.

The beneficiary or trustee shall submit to the City, on a City-approved form, proof of inspection within ten (10) calendar days of the first day of the subsequent calendar month.

- D. The beneficiary and trustee shall register with the City any real property which is currently undeveloped or becomes vacant or shows evidence of vacancy after a foreclosure where the title was transferred to the beneficiary of a deed of trust involved in the foreclosure and any property which becomes vacant or shows evidence of vacancy after being transferred under a deed in lieu of foreclosure/sale. Registration shall be filed on City-approved forms within ten (10) calendar days of the inspection demonstrating the vacancy or the evidence of vacancy.
- E. The registration forms, as established by the City Manager (or designee thereof) shall contain, at a minimum, the following information:
1. Name and street/office address (not a P.O. Box) and, if different, the mailing address of each beneficiary and trustee;
 2. A direct contact name, telephone number, and email address for the person handling the deed of trust and/or foreclosure;
 3. The name, street address, telephone number, and email address of a local property management service provider responsible for the security and maintenance of the real property, as well as identical information for all realtors who have been engaged to market the real property;

4. A Statement of Intent that provides the following information:
 - a. The expected period of vacancy.
 - b. A detailed plan for the regular maintenance and security of the real property during the period of vacancy.
 - c. A timetable for the lawful reoccupancy of the real property, or for the rehabilitation or demolition of the structures thereon;
 5. Address and Assessor Parcel Number of the subject property;
 6. Authorization and consent for City Officials to enter onto the vacant proper subject to the registration requirement to remove all unauthorized persons thereon, and to otherwise ensure compliance with the provisions of this Chapter or any other applicable law; and,
 7. Any other information as the Planning and Building Director (or designee thereof) may require and as set forth on the registration form.
- F. Persons required to register real property pursuant to this chapter shall keep such property registered and shall comply with all security and maintenance requirements of this chapter (as well as other provisions of this Code) for the entire time such property is subject to this chapter. Persons required to register real property pursuant to this chapter shall also report in writing to the City any change of information contained in the registration within ten (10) calendar days of the change.
- G. When real property subject to registration pursuant to this chapter becomes occupied or title is transferred to another responsible party, the beneficiary, trustee and/or prior responsible party shall notify the City in writing within ten (10) calendar days of the property's occupancy or the transfer of title.
- H. In such instance where title to an abandoned or vacant real property that was subject to registration pursuant to the provisions of this chapter has been transferred to another responsible party, the new responsible party shall re-register the real property with the City on City-approved forms within ten (10) calendar days of the transfer. Re-registration forms shall contain, at a minimum, all of the information required by subsection E of this section. A re-registration fee as set by Council resolution shall accompany the re-registration form.
- I. Nothing contained within this chapter relieved a responsible party from complying with any other obligation set forth in any applicable "Conditions, Covenants, and Restrictions" and/or Homeowner's Association rules and regulations or with any other provision of this Code.

8.37.080 Inspection and registration of previously abandoned property.

Any beneficiary and trustee who holds a deed of trust on real property located with the City of Paramount, which property is abandoned (as defined by this chapter) on the effective date of this chapter, shall, within sixty (60) days of adoption of the ordinance establishing this chapter as part of the Code, perform an inspection of the real property that is the security of the deed of trust. If the real property is found to be vacant or shows evidence of vacancy, the beneficiary and trustee shall register the real property with the City, on City-approved forms, within ten (10) calendar days of the inspection, and shall otherwise comply with the requirements of Section 8.37.030 and 8.37.040.

8.37.090 Maintenance requirements for properties subject to registration.

Real property subject to the registration requirements of this chapter (and buildings and structures thereon) shall be maintained in a neat, clean, healthful, and sanitary condition at all times, including compliance with all applicable provisions of this Code, including, but not limited to, Section 8.37.030 of this Chapter and Title 15 of the Paramount Municipal Code.

8.37.100 Security requirements for properties subject to registration.

- A. Real property subject to registration pursuant to this chapter (and buildings or structures thereon) shall be fenced in accordance with the provisions of Section 8.37.040(B) of this Chapter.
- B. Real property subject to registration pursuant to this chapter (and buildings or structures thereon) shall, within forty-eight (48) hours of becoming abandoned, be secured in the same fashion as set forth 8.37.040(C).
- C. Responsible parties for any real property subject to registration pursuant to this chapter shall submit a "Letter of Agency" (or other similarly entitled authorization) to the Los Angeles County Sheriff's Department (Paramount Station) every thirty (30) calendar days and post "No Trespassing" signs as required and approved by the City so that the Sheriff's Department is authorized to remove and/or arrest all unauthorized persons from the property.
- D. The Property shall be posted with the name and twenty-four (24) hours contact phone number of the property manager. The posting shall be 8-1/2" x 11" or larger in size, shall be of a font that is legible from a distance of twenty (20) feet, and shall contain the following verbiage: "THIS PROPERTY IS MANAGED BY _____," and "TO REPORT PROBLEMS OR CONCERNS CALL (name and phone number)." The posting shall be placed on the interior side of a window facing the street to the front of the Property so it is visible from the street, or secured to the exterior of the building/structure facing the street on the front of the Property so it is visible from the street. If no such area exists, the posting shall be on a stake of sufficient size to support the posting, in a location that is visible from the street to the front of the Property, and to the extent possible, not readily accessible to potential vandalism. Exterior posting shall be constructed of, and printed with, weather resistant materials and maintained in clear, clean, vandalism-free condition.

8.37.110 Local property management service provider required.

- A. If the responsible parties' place of residence or business location is not local, as defined by this chapter, then the responsible parties for any project subject to the registration pursuant to this chapter shall retain the services of a local property management service provider that shall be responsible for the maintenance and security of the real property. Responsible parties shall provide in writing the name and twenty-four (24) hour contact telephone number of the local property management service provider to adjoining neighbors in case of emergency or other issues that arise in connection with the subject property. Use of out-of-area property management service providers is prohibited. The retention of a local property management service provider shall not relieve other responsible parties of their obligations, duties, or responsibilities for the maintenance and security of the real property.
- B. Responsible parties shall cause the onsite inspection of any real property subject to registration pursuant to this chapter to be inspected on a weekly basis and shall submit a written inspection report to the Planning and Building Department (or designee thereof) for the previous calendar month on or before the 10th day of each calendar month for which the real property remains vacant or shows evidence of vacancy. The written report shall consist of, at a minimum, the following:

1. The address of the real property being inspected;
 2. The dates of inspection;
 3. A description of any unlawful conditions observed; and
 4. The actions taken or proposed to be taken by the responsible party to abate the unlawful conditions.
- C. Responsible parties shall cause the abatement of any unlawful condition existing on real property subject to registration pursuant to this chapter within forty-eight (48) hours of observing or of being notified of the unlawful condition. Nothing in this chapter relieves any responsible party of the need to obtain approvals, permits, and/or licenses as otherwise required by this Code.

8.37.120 Reoccupancy of abandoned or vacant property.

No person shall reoccupy or cause, permit, or suffer the reoccupancy of any real property (or building or structure thereon) that has been subject to registration pursuant to this chapter in excess of ninety (90) calendar days without having first met the following conditions:

- A. All charges, fees, and/or costs imposed pursuant to this chapter or other applicable provisions of this Code have been tendered-in-full to the City;
- B. City officials have conducted an onsite inspection of the real property (including all structures located thereon) to confirm they are in compliance with applicable provisions of this Code; and
- C. All unlawful conditions existing at the subject property have been fully corrected and abated with all requisite approvals, permits, and/or inspections.

8.37.130 Enforcement

The Planning and Building Department and the Public Safety Department shall manage the implementation, coordination, documentation, administration, and enforcement of this Chapter. Nothing contained herein shall be construed to limit the City's authority to contract or utilize third parties in the enforcement or implementation of this Chapter.

8.37.140 Violations and penalties.

- A. Notwithstanding any other provision of this chapter to the contrary, any person who causes, permits, or suffers a violation of any provision of this chapter, or who fails to comply with any obligation or requirement of this chapter, is guilty of a misdemeanor punishable in accordance with Section 1.04.150 of this Code.
- B. Any person who causes, permits, or suffers a violation of any provision of this chapter, or who fails to comply with any obligation or requirement of this chapter, is subject to an administrative fine in accordance with Chapter 1.08 of this Code.
- C. Any violation of any requirement, obligation, or other provision of this chapter shall be deemed a public nuisance, and shall be summarily abated as such pursuant to applicable law, in accordance with Chapter 1.08 of this Code.

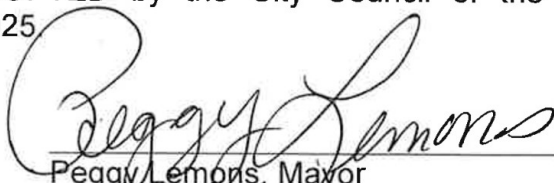
- D. Each person shall be guilty of a separate offense for each and every day, or part thereof, during which a violation of this chapter, or of any law or regulation referenced herein, is allowed, committed, continued, maintained, permitted or suffered by such person, and shall be punishable accordingly.
- E. This chapter does not exclusively regulate the use, maintenance, and security of real and/or personal property within the City, and the remedies provided in this chapter are in addition to other civil or criminal remedies and penalties authorized by this Code, or by the laws of the State of California or of the United States. Nothing in this chapter shall be intended to limit the City from engaging in efforts to obtain voluntary compliance by means of warnings, notices, administrative citations, or educational programs.

SECTION 4. California Environmental Quality Act (CEQA). This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 6. Effective Date. This Ordinance shall take effect 30 days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law, together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED and ADOPTED by the City Council of the City of Paramount this 16th day of December 2025



Peggy Lemons, Mayor

ATTEST:



Heidi Luce, City Clerk

