

Yes, the City of Placerville, California, has ordinances that allow for fines related to property maintenance violations, which can encompass issues associated with vacant buildings.

## **Relevant Ordinances and Penalties**

### **Public Nuisance Violations**

Under **Title 7, Chapter 13** of the Placerville Municipal Code, property owners who permit a public nuisance on their property—such as neglecting maintenance of a vacant building—**can** be cited for an infraction. The penalties are as follows: [American Legal Publishing](#)

- **First violation:** Up to \$100
- **Second violation within one year:** Up to \$200
- **Each additional violation within one year:** Up to \$500 [American Legal Publishing](#)

These fines are designed to encourage property owners to maintain their properties and prevent conditions that may negatively impact the community. [American Legal Publishing](#)

### **Code Compliance Enforcement**

The City's Development Services Department is responsible for enforcing code requirements to enhance and preserve neighborhoods and business districts. This includes addressing issues related to vacant buildings that may pose safety hazards or contribute to neighborhood blight.

**Lowell, Mass revitalization:** In another effort to fill vacant properties and drive the economy, the city has been co-running a program that lets prospective entrepreneurs set up pop-up shops in two formerly vacant downtown storefronts. Participants pay low rent and get to spend a few months testing the market before taking on the financial risks of opening their own store. The program runs from November 2023 through 2026, and so far at least two participants have gone on to open their own spaces, while others went back to the drawing board.

Retail, restaurant and small-scale manufacturing businesses can apply for up to \$30,000 of forgivable loans from the city to help get started, via a program launched in 2023. So far, 17 businesses have taken advantage of it. The Downtown Lowell Vacant Storefront Program has also given \$50,000 of state tax credits to five businesses that opened in locations that had been vacant for at least a year.

“If you want your community to have independent shops and not just chains, we think it's worth giving people the first step up in that ladder to getting [themselves] up and running,” Carter says.

Preserving Lowell’s uniqueness is part of its power, residents say. Independent restaurants and stores give residents a reason to spend locally, rather than turn to e-commerce, and the historic character helps draw visitors.

### **Maintenance Standards for Vacant Buildings -Nevada City**

Under Chapter 8.05.070 of the ordinance, property owners are required to maintain vacant buildings and their premises to prevent blight and ensure public safety. Key standards include:

1. **Structural Integrity:** All structural components, including roofs, walls, and foundations, must be maintained in a sound condition to prevent deterioration.
2. **Weather Protection:** Buildings must be adequately weatherproofed to prevent water intrusion and damage.
3. **Security:** Doors, windows, and other openings must be secured to prevent unauthorized entry.
4. **Exterior Appearance:** The exterior of the building must be kept clean and free of graffiti, peeling paint, and other signs of neglect. (window coverings and no bills)  
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5. **Landscaping:** Yards and open spaces must be maintained, with overgrown vegetation trimmed and debris removed.
6. **Utilities:** Utilities should be properly disconnected or maintained to prevent hazards.
7. **Signage:** Any signage on the property must be maintained in good condition or removed if no longer applicable.
8. **Pest Control:** The property must be kept free of infestations and conditions that attract pests.

These standards aim to ensure that vacant properties do not become a nuisance or hazard to the community.

### **Special Temporary Use Permits in Placerville**

Under **Section 10-4-7** of the Placerville Municipal Code, the city permits temporary commercial activities, such as pop-up shops, subject to approval of a Special Temporary Use Permit. Key details include:

- **Application Process:** Property owners or their authorized agents can apply for the permit through the city's Development Services Department. [American Legal Publishing](#)
- **Duration:** Permits are issued for a specific period, not exceeding one year from the date of issuance. [American Legal Publishing](#)
- **Approval Criteria:** The Development Services Director reviews applications to ensure they align with the intent and purpose of the zoning regulations. [American Legal Publishing](#)
- **Appeals:** If an application is denied, the applicant may appeal the decision to the Planning Commission within ten days.

These permits are designed to accommodate temporary uses that are accessory to approved uses or construction projects, such as temporary parking lots or mobile medical units.