



SAN JOAQUIN VALLEY  
**Housing  
Collaborative**

# LEGAL WEAPONS FOR BLIGHTED PROPERTIES

Panelist:

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**SILVER & WRIGHT LLP**

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# BACKGROUND

- I. City Prosecutor**
- II. Code Enforcement Special Council**
- III. Nuisance Abatement**
- IV. Receiverships**
- V. Cost Recovery**





**LEGAL**



**WEAPONS**

- 1. Inspection Warrant**
- 2. Search Warrant**
- 3. Notice of Violation**
- 4. Cease & Desist**
- 5. Notice & Order**
- 6. Admin Hearing**
- 7. Admin Order**
- 8. Admin Cite**
- 9. Admin Fines**
- 10. Criminal Cite**
- 11. Abatement Warrant**
- 12. Nuisance Injunctions**
- 13. H&S Receivership**
- 14. B&P Receivership**
- 15. Drug Abatement Act**
- 16. STEP Act**
- 17. Cost Recovery**
- 18. Special Assessment**



**BLIGHT**



# **SCENARIOS**

- I. Able & Willing (Educate)**
  - A. NoV, C&D, Admin Cite
  
- II. Able, but Unwilling (Punish)**
  - A. Crim Cite, Nuisance CoA, B&P, DAA, STEP
  - B. Cost Recovery
  
- III. Unable (Fix)**
  - A. Abatement Warrant: Board-Up, Clean-Up, Demo
  - B. H&S Receivership: Substantially Dangerous
  - C. Cost Recovery

# APPROACH

## I. Compliance

A. Use Most Effective Tool to Achieve Compliance

## II. Speed

A. Use Quickest Appropriate Tool

## III. Cost Neutral

A. Cost Recovery

B. Fines (Profit)



# COST



# RECOVERY

- 1. Admin Fines**
- 2. Civil Fines**
- 3. Penalties**
- 4. Civil Compromise**
- 5. Settlement**
- 6. Atty Fee Motion**
- 7. Receiver Lien**
- 8. Personal Obligation**
- 10. FTB Intercept**
- 11. Attachment**
- 12. Garnishment**
- 13. Charging Order**
- 14. Personal Property Lien**
- 15. Judgment Lien**
- 16. Foreclosure**
- 17. Special Assessment**



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