

CITY OF MERCED

NOTICE OF DESIGNATION - REPEAT HOUSING CODE VIOLATOR

Issued Pursuant to Merced Municipal Code § 8.53.050

To:

[Owner Name]

[Mailing Address]

[City, State ZIP]

Subject Property:

[Street Address]

[Assessor's Parcel Number (APN)]

In accordance with Merced Municipal Code § 8.53.050(C), this Notice of Designation must be posted in a conspicuous location at the subject property within five (5) calendar days of receipt by the property owner.

The Notice shall remain posted until the designation is lifted or the violations are corrected and verified by the City. Failure to post this Notice as required may constitute a separate violation under the Merced Municipal Code.

I. Summary of Violations

Pursuant to Merced Municipal Code (MMC) Chapter 8.53, the City designates Owner of the above-referenced property a Repeat Housing Code Violator. Based on City inspection and enforcement records, the following unresolved violations have been identified:

1. ____
2. ____
3. ____

As of the date of this Notice, the Subject Property has ____ unresolved Violations within a 12-month period and is therefore subject to designation as a "Repeat Housing Code Violator" under MMC § 8.53.020(G).

II. Opportunity to Cure

You are hereby notified that you have __ calendar days from the date of this Notice to correct or otherwise resolve all outstanding Violations listed above.

Failure to cure these Violations within the prescribed period will result in the designation becoming final and public posting of your property on the City's list of Repeat Housing Code Violators.

III. Right to Appeal

You have the right to appeal this proposed designation before it becomes final.

To exercise this right, you must:

1. Submit a written appeal to the City of Merced within 5 calendar days of the date of this Notice;
and
2. Pay the applicable appeal fee as established by City Council resolution.

Appeals shall be conducted in accordance with MMC § 8.53.080. If a timely appeal is not received, this designation will become final upon expiration of the appeal period.

IV. Assistance and Additional Information

Tenants residing at the designated property have certain rights and protections under state and local law. Tenants may wish to contact legal services organization for free or low-cost information and assistance regarding your rights and options as a tenant.

For questions regarding this Notice or to verify compliance, please contact:

City of Merced Code Enforcement Division

Phone:

Email:

Address:

Attachment: [Tenant Relocation Assistance Overview](#)