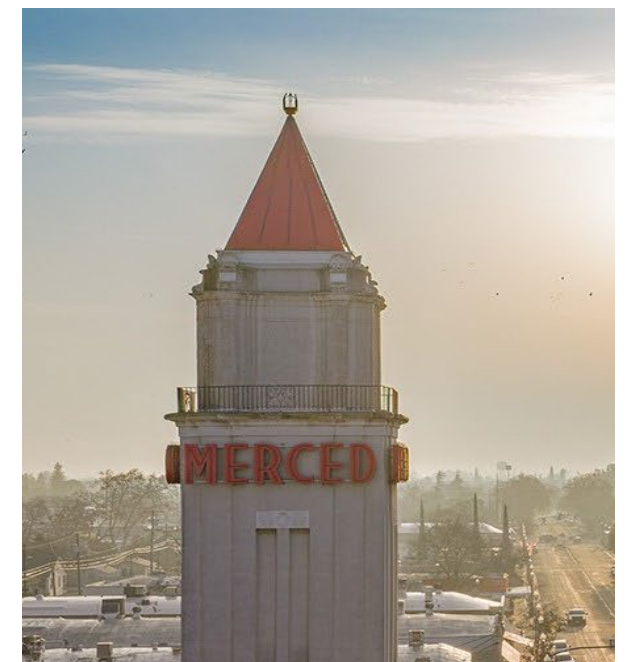


REPEAT HOUSING VIOLATOR PROGRAM - FEE SURVEY

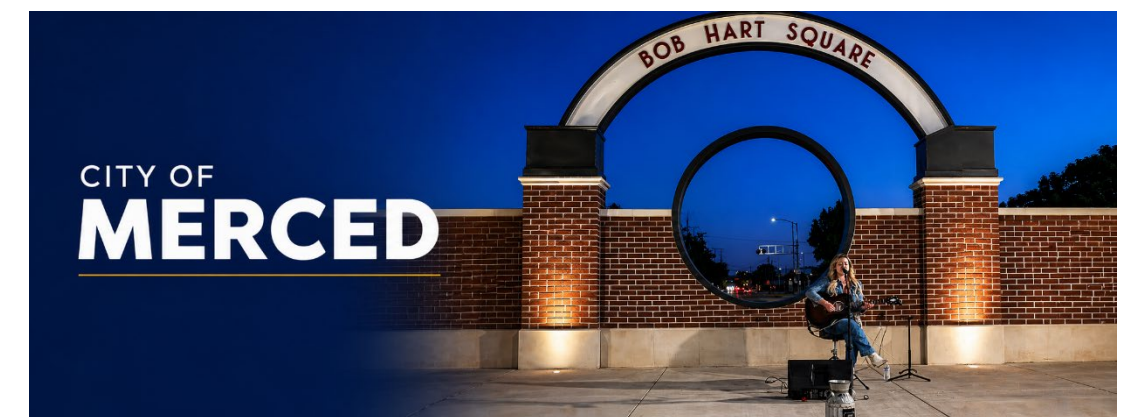
- **CITY ATTORNEY'S OFFICE**
- **CITY OF MERCED**
- **JULY 6, 2026**



Our office was tasked with identifying survey penalty amounts from other cities with similar rental housing inspection programs. As a preliminary matter, no other cities have adopted this exact model focused solely on repeat housing code violators. However, we are aware of other cities that have implemented proactive rental inspection programs similar to the model the City initially considered. The structure of these programs is relevant because their fee schedules typically include inspection and reinspection fees, as well as penalties for noncompliance.

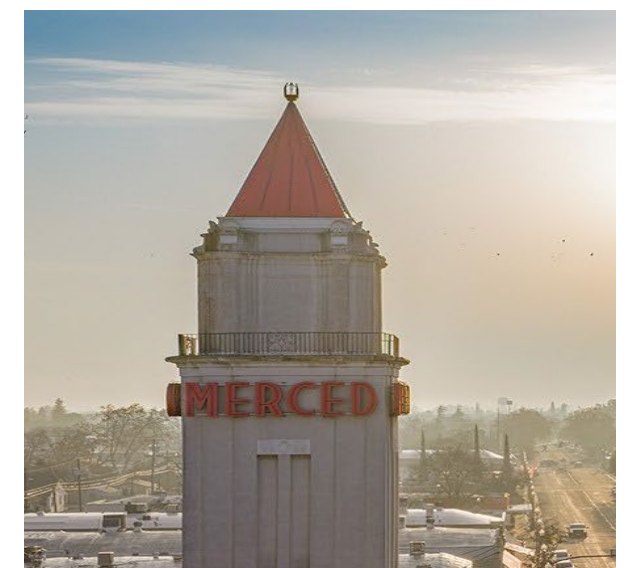


Cities that have enacted such programs include **Fresno, Sacramento, Berkeley and Long Beach.** Here is a summary of those programs.



Merced Repeat Housing Code Violators Program: The program does not independently establish an inspection program, although the City already has inspection authority under Merced Municipal Code section 1.13.10. Instead, it creates a registry of property owners with multiple unresolved housing code violations. Property owners placed on the registry must provide notice of the designation to tenants, while the City is responsible for posting and publishing information of the violator and violations on its website.

- A proposed fine for being designated a repeat housing code violator – \$1,000
- A proposed daily fine until violations are cured or the City determines good-faith progress – \$500 per day



Fresno Rental Housing Improvement Act: Provides for proactive inspections with an option for compliant properties to self-certify. The ordinance authorizes administrative citations, abatement proceedings, civil injunctions, and criminal prosecution for noncompliance, as well as recovery of attorney's fees. Fees include:

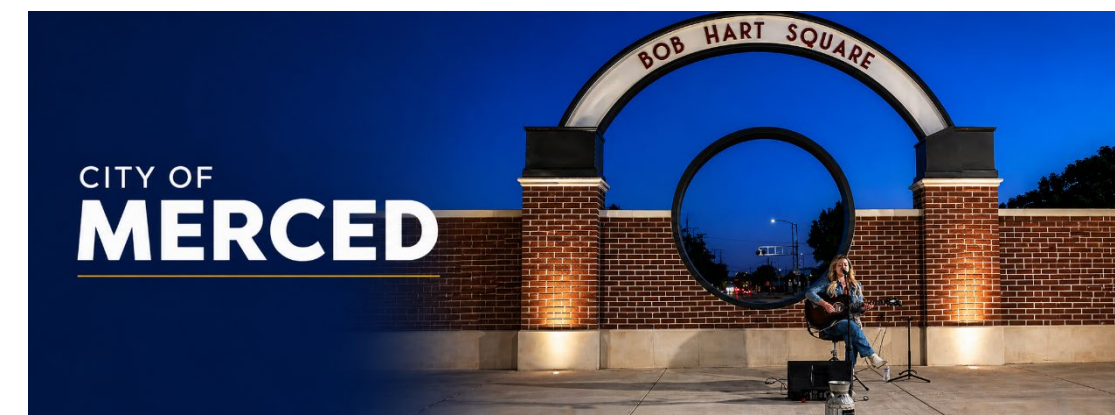
BASELINE INSPECTION FEE: \$100/unit

COMPLIANCE REINSPECTION FEE: \$100/unit

1st OFFENSE PENALTY: \$100/unit

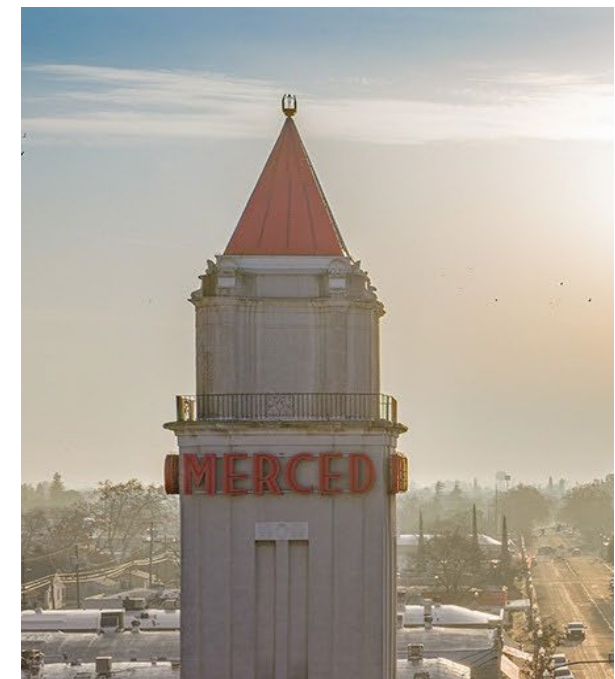
SUBSEQUENT OFFENSE PENALTY: \$250/unit

LATE REGISTRATION PENALTY: up to \$1,000/property



Sacramento Rental Housing Inspection Program: Provides for proactive inspections and authorizes misdemeanor enforcement, administrative penalties, injunctive relief, and property liens for unpaid fees, and penalties.

- PROGRAM ANNUAL FEE: \$25/unit
- INSPECTION FEE: \$180/unit
- REINSPECTION FEE: \$295/unit
- LEVEL A VIOLATIONS: \$5,000 - \$25,000.00
- LEVEL B VIOLATIONS: \$2,500 - \$ 4,999.99
- LEVEL C VIOLATIONS: \$1,000 - \$ 2,499.99
- LEVEL D VIOLATIONS: \$ 100 - \$ 999.99



Berkeley Rental Housing Safety Program: Provides for both complaint-driven and random inspections.

REINSPECTION FEE: FREE

1st REINSPECTION: \$400.00

2nd REINSPECTION: \$600.00

All other REINSPECTIONS: \$800.00



Long Beach Proactive Rental Housing Inspection Program:

Provides for proactive inspections.

- INSPECTION FEE: \$290 - \$360 depending on size of building
- REINSPECTION FEE: \$265/unit
- NONCOMPLIANT PENALTY: Up to \$1,000 and/or six months imprisonment.
- EACH DAY CONSTITUTES A SEPARATE VIOLATION.



QUESTIONS?

