

INTRODUCTION

The Property Maintenance ordinance, Chapter 7.08, was adopted by the city to provide minimum standard for the maintenance of property in the city to prevent unsafe and unsightly condition that might occur. Properties not meeting these minimum standards are consider in violation and a public nuisance

The Community Preservation Code Compliance Officers conduct both proactive and reactive inspections of property to insure compliance with these standards. It is the goal of the Community Preservation Division to draw your attention to any existing code violations, which could have a negative impact on your property, neighborhood and the City of Perris as a whole. Through voluntary compliance and a spirit of personal responsibility, the majority of these violations can be avoided. The success of this program rests upon each resident, business owner and property maintaining his/her property. Only through compliance with the municipal codes can we work together to achieve the quality of life everyone wants to enjoy in the City of Perris.

BI-ANNUAL CLEAN-UP DAY

Twice a year, the City of Perris sponsors an Annual Clean-Up Day. The purpose of this event is to encourage residents to clean-up and spruce up their properties. Free dumping for City residents at the CR&R transfer station is offered on the day of the event. Additionally, crews of volunteers target areas of the city that need a special clean-up effort.



CHECK TO AVOID THESE VIOLATIONS



Overgrown grass, weeds and other vegetation creating a nuisance of fire hazard

Storage of scattering of debris, rubbish or trash outside trash receptacles. Trash receptacles and/or recycling containers cannot be store on your property visible from the public right-of-way. In addition, trash receptacles and/or recycling containers cannot be stored on the public right-of-way.

Packing boxes or other debris stored on yards visible from public street.

Campers, RVs, trailers, boats or watercraft and other mobile equipment stored in the front yard for more than 3 days (the front yard does not include the driveway or legal parking space).

Storage or scattering of abandoned, discarded, broken, wrecked or inoperable household furnishings, appliances, machines and tools, or similar objects of equipment.

Attractive nuisances (those objects that by their nature may attract children or other curious individuals) such as open access to pools or ponds, freezers, refrigerators, broken windows, neglected machinery, excavations, or stagnant water.

Vacant building or structures left unsecured, unlocked or not boarded-up correctly allowing intrusion by person or animals

Buildings or structures being constructed, enlarged, alter, repair, converted, or demolish without the proper permits.

WHAT CAN I DO TO HELP?

Each of us as a resident, property owner or business owner in the City of Perris, owe it to ourselves and to our neighbors to maintain our properties in a manner, which has a positive effect on the overall appearance of our city. The basis of the Community Preservation Program rests upon each of us acting as good neighbors. We all have property rights that protect us. No property within the city may be used or maintained in a manner, which downgrades the value, use, enjoyment or safety of ones own or surrounding property. You can help yourself and community by maintaining your property in compliance. This can only lead to improved property values and pride of ownership.

WHAT ARE THE CONSEQUENCES FOR NON-COMPLIANCE?

After a Code Compliance Officer makes an inspection, you will be given verbal or written notice to comply within specific number of days. Depending on the violation and the effort needed to correct it, you may be asked to comply immediately or given up to 30 days for compliance. If compliance is not obtained within that period, a lien may be placed on your property for non-compliance and you will be subject to an administrative citation, criminal citation and/or ordered to appear in court.

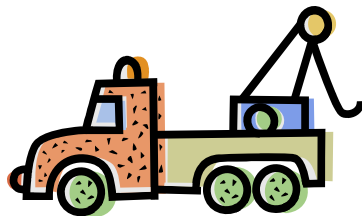
FOR MORE INFORMATION OR TO REPORT A POSSIBLE VIOLATION, CALL THE COMMUNITY PRESERVATION DIVISION AT (951) 443-1029 EXT. 496

**ABANDONED VEHICLE
ABATEMENT (AVA) PROGRAM**

Did you know that it is illegal and a public nuisance to accumulate or store on private property an abandoned, wrecked dismantled or inoperative vehicles or parts thereof outside an enclosed building or other enclosure when visible to public or private property?

Section 7.30.010 of the Perris Municipal Code declares such conditions a misdemeanor and public nuisance. These conditions can reduce property values, promote blight and deterioration, create fire hazards and create attractive nuisance and health and safety hazard. If you have such vehicles on your property, they must be stored within an enclosed building or other enclosure in accordance with the code. Covering the vehicles with a car cover does not comply. Violations are subject to citation and abatement by the City.

To assist you, the City of Perris offers a FREE vehicle removal program to help you rid yourself of those unwanted vehicles. Just call us and we will arrange the towing and disposal of the vehicle. No proof of ownership or current registration is required.



RESOURCE GUIDE

CITY HALL DIRECTORY

The City of Perris Official Web Site
www.cityofperris.org

Administration's Office (951) 943-6100

City Clerk's Office (951) 956-2925

Police (Non-Emergency) (951) 210-1000

Fire (Non-Emergency) (951) 940-6900

DEVELOPMENT SERVICES DEPARTMENT

COMMUNITY PRESERVATION DIVISION

(Private Property) (951) 443-1029

HOTLINE (866) 583-6999

Building & Safety (951) 443-1029

Planning (951) 943-5003

PUBLIC WORKS DEPARTMENT

Animal Control (951) 657-4134

Code Compliance (951) 657-3280
(Public Right-of-Way)

Field Services (951) 657-3280
Graffiti Removal

Public Works After-hours Emergency
(951) 359-2987

COMMUNITY SERVICES DEPARTMENT

Recreation (951) 943-6603

**CITY OF PERRIS
DEPARTMENT OF DEVELOPMENT SERVICES
COMMUNITY PRESERVATION DIVISION**

**GUIDE TO PROPERTY MAINTENANCE
REGULATIONS**



**ENHANCING THE QUALITY OF LIFE,
BUSINESS AND OPPORTUNITY WITHIN
THE CITY OF PERRIS**