

The City of Loma Linda has established a tiered Nuisance Abatement Ordinance in order to ensure compliance to current City Ordinance 11-004.

Resident shall receive a written notice of the nuisance and shall have the opportunity to present to the board at the following Board of Trustee Meeting. The city reserves the right to work with resident actively working to resolve Nuisances. The resident also has the right to appeal the board's decisions. Residents who request legal counsel shall be required to provide to the city a written notice of intent at least 14 days prior to the Board of Trustee Meeting.

Failure to rectify or be actively working with the city to rectify the nuisance shall result in fines that can be levied as property liens if not addressed in a timely manner. The city also reserves the right to contract services to rectify the any nuisance not addressed prior to entering the fine structure and the property owner shall be liable for all costs, attorney fees, and a 15% administrative fee.

Failure to pay fines post nuisance resolution will result in the accrual of additional late fees, which shall not exceed a 5% monthly fee of the total debt. The city will work with resident to arrange payment plans and those honoring said arrangement shall not incur late fees. Once a payment schedule has been arranged, residence will be expected to maintain fidelity to said agreement or will begin incurring late fees for all outstanding debt.

- **Tier A Nuisances** are those deemed to be a potentially significant risk to the community. These violations are those that pose a risk of danger to people or animals and/or any property deemed to be in a state of disrepair as defined by the Loma Linda City Building Inspectors. Additionally, any property, structure, or manmade item that would otherwise be defined as an attractive nuisance and shall follow the following fine structure:
 1. Letter with 30 days to respond.
 2. \$500 monthly fine following the first 30 days.
 3. \$1000 monthly fine following after the nuisance exceeds the 90-day mark.
 4. After the 90 day mark the city will begin actively pursuing remediation at the owner's expense, which shall also include administrative fees.
- **Tier B Nuisances** are those deemed to be not to present imminent danger to the community, but may require a larger commitment to address and/or have a significantly negative impact on the community. Additionally violations in the category are those created as a direct result of action taken by the tenant or property owner, rather than inaction to a situation.
 1. Letter with 30 days to respond.
 2. \$200 monthly fine following the first 30 days.
 3. \$400 monthly fine following after the nuisance exceeds the 90-day mark.
 4. \$600 monthly fine at the six-month mark.
 5. \$1200 monthly fine at the year mark.
- **Tier C Nuisances** are those deemed to be not to present imminent danger to the community and can be rectified within a day's time.
 1. Letter with 30 days to respond.
 2. \$100 monthly fine following the first 30 days.
 3. \$200 monthly fine following after the nuisance exceeds the 90-day mark.
 4. \$400 monthly fine at the six-month mark.
 5. \$800 monthly fine at the year mark.