



# Code Enforcement Long Beach Municipal Code Enhancements

**City Council Meeting – January 20, 2026**

# Long Beach Municipal Code Update Overview

## Update Long Beach Municipal Code (LBMC) to:



Over the last five years, the City of Long Beach (City) has seen increased nuisance and problems associated with vacant lots and storefronts.



On October 8, 2024, City Council directed the update of the City's code enforcement ordinances.



The Community Development Department (Department) has conducted exhaustive research on new State laws, best business practices, and case law to create the ordinance now in front of you.

# Long Beach Municipal Code Update Overview (cont.)

## Update Long Beach Municipal Code (LBMC) to:

- Expand the City's ability to secure civil remedies and hold property owners accountable;
- Record violations against title;
- Modernize vacant lot requirements;
- Implement a vacant and abandoned building standards program that targets vacant buildings;
- Clarify Proactive Rental Housing Inspection Program (PRHIP) requirements; and,
- Refine standard code definitions.

# Improved and Streamlined Compliance Options

## LBMC 9.65 – Administrative Citations and Penalties

- Introduce new “Notice of Violation” that may be recorded against the title.
- Recorded notice may be removed if:
  - Violation(s) is/are corrected, or
  - The City’s Building Official determines it is in the interest of the City to remove it, or
  - By agreement that the violation(s) will be removed between an interested party and the City’s Building Official.

## LBMC 18.06 – Fees

- Introduce a “re-inspection” fee to be imposed when additional inspections are conducted to address violations.
  - Fee offsets the currently un-recouped costs of visiting properties multiple times.

# Improved and Streamlined Compliance Options (cont.)

## LBMC 18.20 – Unsafe Buildings or Structures

- Substandard case process has been cleaned and streamlined by removing lengthy two-level appeal process and removing the automatic review of substandard declaration by an appeals board.
- Expand authority to conduct emergency hazard abatement to City's Building Official, Public Works Director, and Health Official.
- Any open and accessible building is now deemed an immediate hazard, potentially warranting a summary abatement of the property.

## LBMC 8.56 – Weed Removal

- Reduce timeline for removal of weeds or debris from 20 to 15 days.

# Focus on Vacant Lots

## LBMC 18.29 – Maintenance of Vacant Lots

- Decouple Vacant Lots and Vacant Buildings by removing language that allowed a property with a vacant building to qualify as a vacant lot.
- New fencing standards dictate that:
  - The fencing shall be at least six feet in height and shall consist of wrought iron, chain link or other suitable materials.
  - There must be visibility into the lot through the fence, removing options to use opaque fencing material around the entire perimeter.
- Vacant Lot owners must now enroll in the Long Beach Police Department's (LBPD) No Trespassing Program 602 (o) (PC).
- Enable vacant lots to be used temporarily as community spaces, like pocket parks or event areas.

# Emphasis on Vacant Buildings

## LBMC Chapter 18.21 – Maintenance of Long-Term Boarded and Vacated Buildings



4th Street, Long Beach

- Definition of “Vacant Building” now includes “vacant storefront” to utilize for commercial buildings.
- Any vacant building contributing to blight or nuisance may be enrolled in the Vacant Building Monitoring Program (Monitoring Program).
- Monitoring Program is in addition to traditional code enforcement through citations, weed abatement, etc.

# Emphasis on Vacant Buildings (cont.)

## LBMC Chapter 8.76 – Property Maintenance

- Single set of security screening/boarding standards now apply to both residential and commercial properties.
- Updated rules to allow better security screens and fencing materials that deter and mitigate trespassing and graffiti.
- Main types of permitted materials:
  - Steel screens, bars or grilles
  - Other materials approved by the Building Official



# Housing Inspection Program Updates

## LBMC 18.30 – Proactive Rental Housing Inspection Program



- Remove ambiguous language and clarify that *all* properties with four or more residential units (excluding Accessory Dwelling Unit [ADU]/Junior ADU) qualify as a “Residential Rental Property.”
- Clarify the definition of “Tenant” to confirm that all occupants, including family members of the Residential Rental Property owner, regardless their financial arrangement, are considered Tenants.
- Update the PRHIP registration renewal process as most 4+ unit properties have been identified and enrolled:
  - The City no longer requires a burdensome filing to register;
  - The Department will continue to coordinate with Business License to find and register new owners for recently sold properties





## Recommendation

Recommendation to adopt an Ordinance amending Long Beach Municipal Code (LBMC) Titles 5, 8, 9, and 18, modifying code enforcement definitions, procedures, and fees to strengthen enforcement tools, improve compliance, and enhance public safety. (Citywide)



**Thank you**

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