Vacant & Abandoned Commercial Storefront Program
Earthquake Safety Fair – June 11, 2019
Mauricio Hernandez, Chief Building Inspector
Code Enforcement Section
According to Section 103A.5.1, a building shall be defined as vacant or abandoned if it:

- is unoccupied and unsecured; or
- is unoccupied and secured by boarding or other similar means; or
- is unoccupied and unsafe as defined in Section 102 of the San Francisco Building Code; or
- is unoccupied and has multiple code violations; or
- has been unoccupied for over 30 days.

A building which is partially unoccupied and has been cited for blight under Chapter 80 of the S.F. Administration Code also shall be deemed a vacant or abandoned building that is subject to this section.
What is this amended legislation, and how is it different from 2014?

The March 2019 legislation unanimously approved by the Board of Supervisors amends the existing 2014 Vacant Storefront registry program. It makes important changes that require commercial property owners to actively report, register and maintain their vacant storefronts. These changes include:

Registration is required:
1. within 30-days of the commercial storefront becoming vacant
2. even if it is actively being offered for rent or lease.

Building Owners Must:
1. Pay the annual registration fee payment of $711 at the time of registration; and
2. Provide an annual report from a licensed professional, confirming the storefront has been maintained up to code.
3. Pay a penalty of four times (4x) the annual registration fee ($711) if they fail to register their vacant storefront within 30 days of receiving notice from DBI.
# New Changes to the Commercial Storefront Program

<table>
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<tr>
<th>Legislation</th>
<th>Ordinance 182-14</th>
<th>Ordinance 52-19</th>
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<td>In Effect</td>
<td>7/22/2014 - 4/22/2019</td>
<td>4/22/2019</td>
</tr>
<tr>
<td>Annual Fee</td>
<td>$711 (after 270 days)</td>
<td>$711 (immediately)</td>
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<td>Requirements</td>
<td>Properties need to be registered within 30 days of becoming vacant/abandoned.</td>
<td>Maintenance</td>
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DBI receives public complaint or vacancy is observed through field inspection.

DBI adds property to program database to track and monitor its progress.

DBI researches property using Permit Tracking system and conducts a physical onsite inspection to ensure building is subject to program.

Once confirmed, property is added to registry requiring code enforcement proceedings. DBI contacts building owner to inform them of their Program responsibility and provided information on next steps to being in the program.
Not Vacant Or Abandoned?

If Property Owners wish to contest that their property is vacant or abandoned, they may provide the following documentation to be removed from the Vacant Building Registry:

- A valid building permit for rehabilitation, or construction of the commercial storefront
- The owner/leaseholder has filed an application for, and is actively seeking to obtain a building permit
- A copy of your most recent PUC, water, PG&E or gas & electric statement indicating property address
- A copy of your current lease or rental agreement indicating property address
Contact Us

To report vacant or abandoned buildings, provide specific address to:

- **In-Person**: DBI Code Enforcement Section
  1660 Mission Street – 6TH Floor
  San Francisco CA 94103
- **Email**: dbi.codeenforcement@sfgov.org
- **Call**: (415) 558-6454
- **Website**: www.sfdbi.org/vacantstorefronts
Thank you!

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