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Code Lien Waiver Program

How it Works

Before purchasing a property, the purchaser may request a code lien payoff summary. The City will issue a summary of liens due at closing. These -are divided into two categories—abatement liens and fines or citations. Abatement liens are the actual cost of abatement such as trash or weed removal. Fines or citations are the fees associated with the code enforcement action and the penalties assessed to the property owner for noncompliance.

The purchaser will request an agreement from the City with complete scope of work and anticipated investment. At a minimum the work must remediate all code violations. The purchaser may request up to 90 days to complete the work necessary.

The City Manager may enter into an agreement to waive up to \$100,000 in fines or citations. The purchaser must pay all abatement liens at closing. At the end of the 90 days, the City will determine if the investment has been made and the code violations removed. At that time, the agreement will be completed and the code case closed.

City Waives Fees and Citations

Investors seeking to identify property for rehabilitation can sometimes run into roadblocks such as unpaid code enforcement liens.

Beginning in early 2014, the City of Fresno began offering a Code Lien waiver program to encourage reinvestment in established neighborhoods.

An investor seeking to purchase a home or residential unit with code enforcement liens can participate.