

**ORDINANCE NO. 16-8**

**AN ORDINANCE AMENDING CONCORD MUNICIPAL CODE  
TITLE 15 (BUILDINGS AND BUILDING REGULATIONS),  
CHAPTER 15.50 (MULTIPLE FAMILY RENTAL DWELLING UNIT  
INSPECTION AND MAINTENANCE CODE), SECTIONS 15.50.010  
THROUGH 15.50.180.**

**THE CITY COUNCIL OF THE CITY OF CONCORD DOES ORDAIN AS FOLLOWS:**

**Section 1.** Concord Municipal Code Title 15(Buildings and Building Regulations), Chapter 15.20 (Multiple Family Rental Dwelling Unit Inspection and Maintenance Code), Sections 15.50.010 and 15.50.180 shall be amended as reflected in Exhibit A.

**Section 2.** Ordinance No. 16-8 shall become effective thirty (30) days following its passage and adoption. In the event a summary of said Ordinance is published in lieu of the entire Ordinance, a certified copy of the full text of this Ordinance shall be posted in the office of the City Clerk at least five (5) days prior to its adoption and within fifteen (15) days after its adoption, including the vote of the Councilmembers. Additionally, a summary prepared by the City Attorney’s Office shall be published once at least five (5) days prior to the date of adoption of this Ordinance and once within fifteen (15) days after its passage and adoption, including the vote of the Councilmembers, in the Contra Costa Times, a newspaper of general circulation in the City of Concord.

\_\_\_\_\_  
Laura M. Hoffmeister  
Mayor

ATTEST:

\_\_\_\_\_  
Joelle Fockler, MMC  
City Clerk

(Seal)

1 Ordinance No. 16-8 was duly and regularly introduced at a special meeting of the City Council  
2 of the City of Concord held on November 29, 2016, and was thereafter duly and regularly passed and  
3 adopted at a regular meeting of the City Council of the City of Concord on December 13, 2016, by the  
4 following vote:

5 **AYES:** Councilmembers -

6 **NOES:** Councilmembers -

7 **ABSTAIN:** Councilmembers -

8 **ABSENT:** Councilmembers -

9 **I HEREBY CERTIFY** that the foregoing is a true and correct copy of an ordinance duly and  
10 regularly introduced, passed, and adopted by the City Council of the City of Concord, California.

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Joelle Fockler, MMC  
City Clerk

**Chapter 15.50**

**MULTIPLE-FAMILY RENTAL DWELLING UNITS**

Sections:

- 15.50.010 Title.
- 15.50.020 Purpose.
- 15.50.030 Scope.
- 15.50.040 Inspections authorized; compliance with applicable codes and standards.
- ~~15.50.050 Exterior maintenance standards.~~
- 15.50.060 ~~Interior-Rental unit~~ maintenance standards.
- 15.50.070 ~~Property~~Site maintenance standards.
- 15.50.080 Notification of inspection; inspection procedure.
- 15.50.090 Annual service fee.
- 15.50.100 Reinspection fee.
- 15.50.110 Delinquent fees; penalty for late payment.
- 15.50.120 Exemption.
- 15.50.130 Violations.
- 15.50.140 Enforcement.
- 15.50.150 Relocation of tenants.
- 15.50.160 Appeal.
- 15.50.170 Retaliatory eviction.
- 15.50.180 Administrative eviction.

Cross references: Zoning, Title 18.

**15.50.010 Title.**

These regulations shall be known as the Multiple-Family ~~(multifamily)~~ Rental Dwelling Unit Inspection and Maintenance Code of the City of Concord, herein referred to as “this code.”

(Code 1965, § 9820; Code 2002, § 14-391. Ord. No. 00-2; Ord. No. 06-5)

**15.50.020 Purpose.**

The purpose of this ~~code Article~~ is to proactively identify blighted and deteriorated housing stock, ~~and~~ to ensure the rehabilitation or elimination of housing that does not meet minimum building code and housing code standards, ~~exterior-rental unit~~ maintenance standards, and ~~facility~~property site maintenance standards, or is not safe to occupy, and ~~further~~ to preserve and enhance the quality of life for residents of the city living in multi-family dwelling rental units.

(Code 1965, § 9821; Code 2002, § 14-392. Ord. No. 00-2; Ord. No. 06-5)

**15.50.030 Scope and Adoption of Rules and Regulations.**

This ~~code Article~~ shall apply to all existing residential rental buildings, including rooming or boarding houses, having four rental units or more on one parcel or site, including parking lots, driveways, landscaping, accessory structures, fences, walls, swimming pools, hot tubs, and spas. Hotels, motels, bed and breakfasts, condominiums, and similar occupancies are specifically excluded from the requirements of this code.

The City Council, by resolution, shall promulgate rules and regulations in administering and participation in the Multi-Family Rental Dwelling Unit Inspection and Maintenance Program pursuant to this code. Such rules and regulations and amendments, upon being filed with City Clerk, shall constitute enforceable provisions of this code and shall be subject to the penalty provided therein. Violations of the rules and regulations adopted pursuant to this section shall be punishable in accordance with this code.

(Code 1965, § 9822; Code 2002, § 14-393. Ord. No. 00-2; Ord. No. 06-5)

**15.50.040 Inspections authorized; compliance with applicable codes and standards.**

(a) *Inspections; conformance with standards.*

(1) The City Manager or the City Manager’s designated representative, hereinafter referred to as “Program Manger” or “inspector,” may inspect rental dwelling units containing four rental units or more and their associated properties to determine whether such properties comply with applicable provisions of the Municipal Code, applicable state and federal laws, State Housing Law pursuant to California Health and Safety Code Division 13, Part 1.5, and with all previous conditions of approval and agreements. Applicable provisions of the Municipal Code include, but are not limited to, the City of Concord Construction Code –California Code of Regulations including the building, dangerous building, housing, fire, electrical, plumbing, mechanical, and swimming pool, spa, and hot tub codes and the rental unit and property exterior-maintenance standards specified in this code.

(2) When inspections are made, buildings shall be required to be in conformance and maintained in accordance with the code standard that was in effect at the time the building was constructed, except for any additional requirements mandated by the Municipal Code or state law.

(b) *Noncomplying structures.* Structures and premises that do not comply with the provisions of this code and the codes listed above shall be altered or repaired to obtain the required level of compliance or shall be demolished.

(Code 1965, § 9823; Code 2002, § 14-394. Ord. No. 00-2; Ord. No. 06-5)

~~**15.50.050 Exterior maintenance standards.**~~

~~Pursuant to the California Code of Regulations, California Health and Safety Code, and Concord Municipal Code, residential rental buildings shall meet the following exterior maintenance standards which include, but are not limited to:~~

~~(1) Buildings, or portions thereof, shall have exterior walls that are weathertight and watertight, and kept free of deterioration, holes, breaks, or loose boards or coverings. Roof surfaces and flashings shall be watertight and not have any defects that will allow water to enter into the structure;~~

~~(2) The exterior finish of all structures shall be maintained. If the exterior finish of a structure is paint or stain, the structure shall be painted or stained prior to a time when the exterior finish has substantially deteriorated. Paint that is peeling, flaking, scaling, cracking or chalking shall be eliminated and surfaces repainted;~~

~~(3) All architectural projections such as cornices, moldings, lintels, sills and similar projections shall be maintained in good repair and free of defects;~~

~~(4) All chimneys, antennas, vents, gutters and downspouts and similar projections or building accessories shall be structurally sound and in good repair. Such projections shall be properly secured, when applicable, to an exterior wall or roof;~~

~~(5) Windows and exterior glazing shall be soundly and adequately glazed, free from loose and broken glass and cracks that could cause physical injury or allow the elements to enter the structure. Exterior doors shall be maintained weathertight, watertight and rodentproof. Exterior doors of rental dwelling units shall be solid core or equivalent and be provided with a deadbolt locking device that tightly secures the door;~~

~~(6) Windows equipped with screens at the time of their installation shall be maintained. All such screens shall be free from tears, holes or imperfections of the frame that could admit insects and other vermin;~~

~~(7) All structures and exterior property shall be maintained free of rodent, insect or vermin infestation, which creates an unsafe or unsanitary environment on the subject, or adjacent buildings or properties;~~

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~~(8) All accessory structures shall be maintained in a state of good repair or removed from the site. Such structures shall include, but not be limited to, clubhouses, offices, maintenance buildings, carports, retaining walls, fences, garages, swimming pools, spas, hot tubs, and miscellaneous sheds or structures. Placement and erection of these structures shall be in accordance with the Zoning Ordinance of the Concord Municipal Code and all applicable building codes;~~

~~(9) All signs and building identification markings or lettering, such as numbers or addresses shall be maintained in good repair.~~

(Code 1965, § 9824; Code 2002, § 14-395. Ord. No. 00-2; Ord. No. 06-5)

**15.50.060 Rental unit ~~interior~~ maintenance standards.**

Pursuant to the California Code of Regulations, California Health and Safety Code, and Concord Municipal Code, residential rental buildings shall meet the ~~following rental unit interior~~ maintenance standards ~~which include, but are not limited to:~~ as established in the City Council approved policy and procedure. City Council authorizes the Program Manager to modify the rental unit maintenance standards to include new state mandated code provisions or update existing provisions to correspond to state code changes as they occur.

~~(1) Every rental housing unit shall have hot water service that is maintained in sound condition, capable of furnishing hot water to every required fixture in the unit with a minimum temperature of one hundred ten degrees (110°). Water heating units shall be equipped with a temperature and pressure relief valve and discharge line. All existing water heater units shall be secured by straps to resist horizontal displacement due to earthquake motion. Strapping shall be installed in accordance with California Health & Safety Code section 19215.~~

~~(2) Bathroom and kitchen fixtures shall have sufficient water flow and pressure.~~

~~(3) The installation of smoke alarms (detectors) shall meet the design requirements found in section 310.9.1.3 California Building Code. Smoke alarms are permitted to be solely operated by battery in existing buildings, or in buildings without commercial power. Smoke alarms shall be installed in all existing rental housing units in the following locations:~~

~~(a) In each room used for sleeping purposes;~~

~~(b) On the ceiling or wall centrally located in the corridor or area giving access to each sleeping area;~~

~~(c) When the dwelling unit has more than one story and in dwellings with basements, an alarm shall be installed on each story and in the basement;~~

~~(d) In dwelling units where a story or basement is split into two or more levels, the smoke alarm shall be installed on the upper level, except that when the lower level contains a sleeping area, an alarm shall be installed on each level;~~

~~(e) When sleeping rooms are on an upper level, the alarm shall be placed at the ceiling of the upper level in close proximity to the stairway; and~~

~~(f) In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke alarms shall be installed in the hallway and in the adjacent room.~~

~~(4) Interior walls and ceilings shall be kept in sound condition free of holes, cracks or breaks that could injure a person, admit or harbor insects or rodents, or admit dampness.~~

~~(5) Interior wall and ceiling, cabinet and all appurtenances thereto shall be kept in sound condition free of any loose, cracked, scaling, chipping or peeling paint or plaster.~~

~~(6) Floor coverings that are torn or loose and located on or near stairway shall be removed and repaired to prevent tripping.~~

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~~(7) Floor coverings such as carpeting, tile, linoleum and similar materials shall be repaired or replaced when the floor covering is severely deteriorated or when the condition of the floor covering creates an unsafe or unsanitary environment.~~

~~(8) No owner, agent or manager or occupant shall cause any services, facilities, equipment or utilities which are required under the California Code of Regulations to be removed from, shut off or discontinued in any occupied dwelling unit except for such temporary interruption as may be necessary while actual repairs or alternations are in process.~~

(Code 2002, § 14-395. Ord. No. 06-5.5)

**15.50.070 PropertySite maintenance standards.**

~~The property maintenance standards shall apply to the interior and exterior elements of common use areas and facilities which include, but are not limited to, buildings, structures, facilities, landscaping, parking areas, driveway areas, exterior walkways, and exterior lighting. Pursuant to the California Code of Regulations, California Health and Safety Code, and Concord Municipal Code, Residential rental buildings shall meet the property maintenance standards as established in the City Council approved policy and procedure. City Council authorizes the Program Manager to modify the property maintenance standards to include new state mandated code provisions or update existing provisions to correspond to state code changes as they occur.~~

~~Residential rental sites shall meet the following site maintenance standards:~~

~~(1) The accumulation of weeds, vegetation, junk (to include, but not be limited to, abandoned, unused or nonoperational appliances, equipment, vehicles, machinery, or household furnishings), dead organic matter, debris, garbage, stagnant water, combustible materials or similar materials or conditions shall be subject to the applicable provisions of chapter 8.25, and chapter 8.20, of this Code;~~

~~(2) All parking areas shall be kept free of potholes, cracks or other deterioration. No dirt, grass or sod parking areas are allowed. All striping and signage, including parking signage and fire lane or access signage, shall be maintained in good condition and clearly legible;~~

~~(3) All landscaped areas shall be maintained so as not to constitute a public nuisance, a visual blight, and/or a public safety hazard and all dead or severely damaged plant materials shall be removed. The owner then has the option of replacing the plant material or submitting a landscape plan to the Planning Division for approval. Landscape areas are defined as the general landscape area, rights of way and detention or pond areas. Driveways, hardscape parking areas, patios or walks are not included as landscape areas; and~~

~~(4) Refuse (as defined in section 8.20.010 of this Code) enclosures shall be installed and maintained at multifamily dwellings. All refuse shall be kept inside the enclosure. Oversized trash that will not fit within the refuse enclosure shall be removed from the property. In locations where individual receptacles are used, each unit will comply with Concord Municipal Code sections 8.20.060(b) and 8.25.020(1)u.~~

(Code 1965, § 9825; Code 2002, § 14-396. Ord. No. 00-2; Ord. No. 06-5)

**15.50.080 Notification of inspection; inspection procedure.**

~~(a) A letter of intent to inspect a property shall be mailed to the owner of the property stating the date and time of the inspection. Such notification shall give a minimum of 14 days notice.~~

~~(b) It shall be the responsibility of the owner to notify the individual tenants of the inspection and ensure access to the units to be inspected.~~

~~(c) Should an inspection need to be canceled or rescheduled by the inspector, a notice shall be mailed to the owner at least ten days prior to the scheduled inspection date.~~

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~~(d) Should an inspection need to be canceled or rescheduled by the owner, the owner shall notify the city in writing at least 10 days prior to the scheduled inspection date. Failure of the owner to do so will result in the issuance of a reinspection fee which will be assessed in the manner described in Sec. 15.50.100 below.~~

~~(e) The owner or owner's designated agent shall accompany and escort the inspector through the inspection of the property on the scheduled inspection date and time.~~

~~(f) In the event an owner or tenant in possession of the property to be inspected refuses access to said property, the City Attorney is authorized to obtain from a court of competent jurisdiction any warrant necessary to cause the inspection to take place.~~

~~(Code 1965, § 9826; Code 2002, § 14-397. Ord. No. 00-2; Ord. No. 06-5)~~

**15.50.090 Annual service Program service fees.**

Owners of all buildings subject to inspection shall pay the required service fees ~~in the amount as~~ set forth in the City Council adopted policy and procedure for the Program and the Resolution Establishing Fees and Charges for Various Municipal Services. The fees will be used to finance the cost of inspection and enforcement Program by the City of Concord. Should the owner fail to pay any portion of the required fees, the city will recover it, plus accrued interest and penalties, utilizing any remedies provided by law including nuisance abatement or municipal tax lien procedures established by ordinance or state law. ~~The~~ is ~~fees~~ shall be known as the Multiple Family Rental Dwelling Unit Inspection and Maintenance Fees.

(Code 1965, § 9827; Code 2002, § 14-398. Ord. No. 00-2; Ord. No. 01-4; Ord. No. 06-5)

~~**15.50.100 Reinspection fee.**~~

~~Upon inspection, the inspector may instruct the owner of the facility to perform work, take action, or refrain from action to ensure compliance with said codes. If the inspector discovers upon reinspection that the work, action, or inaction requested was not performed, the owner of the facility shall be charged a reinspection fee to the extent set forth in the Resolution Establishing Fees and Charges for Various Municipal Services. Should the owner fail to pay the required fee, the city will recover it, plus accrued interest and penalties, utilizing any remedies provided by law including nuisance abatement or municipal tax lien procedures established by ordinance or state law.~~

~~(Code 1965, § 9827; Code 2002, § 14-399. Ord. No. 01-4; Ord. No. 06-5)~~

**15.50.110 Delinquent fees; penalty for late payment.**

If an owner of a building, subject to inspection, fails to pay the Multiple Family Rental Dwelling Unit Inspection and Maintenance Fee after 30 days, the owner shall be required to pay the service fee plus a penalty. The penalty shall be calculated as ~~set forth in the Resolution Establishing Fees and Charges for Various Municipal Services, follows:~~

TABLE INSET:

<del>Failure to Pay Service Fee After Due Date</del>	<del>Penalty</del>
<del>31-60 days after due date</del>	<del>20% of the initial service fee</del>
<del>61-90 days after due date</del>	<del>40% of the initial service fee</del>
<del>91 days or more after due date</del>	<del>50% of the initial service fee</del>

~~(Code 1965, § 9827; Code 2002, § 14-400. Ord. No. 00-2; Ord. No. 06-5)~~

**15.50.120 Exemption.**

(a) *Newly Constructed Buildings.* Newly constructed buildings shall be exempt from this ~~Article code~~ for a period of five years. The exemption period shall begin to run on the date the Building Division issues a certificate of occupancy.

(b) *Subsidized Residential Rental Buildings.* Those properties where the rents and tenant incomes on 100% of the units (with the exclusion of managers' units) are restricted by Federal, State or Local governmental programs for a period of

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not less than 30 years, and the restricting agency inspects a percentage of the units at least annually, shall be exempt from this Article code.

(c) *Self-Certification Program.*

(1) Well-maintained properties with the following characteristics may qualify to participate in the Multi-~~ple~~ Family Rental Dwelling Unit Inspection and Maintenance Self-Certification Program per the City Council approved policy and procedure:

(a) No previously identified and uncorrected violations of the California Code of Regulations, State Housing Code, California Health & Safety Code, Uniform Code for the Abatement of Dangerous Buildings or Concord Municipal Code at the time the applicant submits the application for self-certification;

(b) No outstanding payments associated with the Multi-Family Housing Inspection Self-Certification Program due to the City of Concord; and

(c) The owner has a current business license for the facility.

~~(2) For qualifying participants, the number of inspections will be limited to 20% of the complex's total units, and the property owner will be allowed to remove the property from the full program for a period of three years, provided that the conditions do not deteriorate during that time to the point where the property would no longer meet eligibility standards for program participation.~~

~~(3) Eligibility requires the property owner or his/her designee to conduct a self-inspection of all rental units including interior conditions, exterior conditions and site conditions, and~~

~~(a) Certify that conditions at the property achieve the interior, exterior, and site standards listed on the Multi-Family Housing Inspection Program's Self-Certification Checklist;~~

~~(b) Complete the Self-Certification Application Packet;~~

~~(c) Pay the application fee for self-certification and pay the Multiple Family Rental Dwelling Unit Inspection and Maintenance Fee as set forth in the Resolution Establishing Fees and Charges for Various Municipal Services.~~

~~(4) Upon receipt of the request to participate in the program and payment of the application fee and Multiple Family Rental Dwelling Unit Inspection and Maintenance Fee, the City will inspect 20% of the property's total units. Any fraction thereof will be calculated as a whole unit. The property owner or his/her designee must notify the individual tenants of any inspection and ensure access to units that will be randomly selected for inspection by the City of Concord. If the City Manager or his/her designee determines that the property is qualified to participate in the Self-Certification Program, then the property owner will only be charged for the number of units that are inspected. The full cost for this service will be deducted from the Multiple Family Rental Dwelling Unit Inspection and Maintenance Fee. Any residual funds shall be returned to the property owner. The property owner will thereafter be required to conduct an annual self-inspection and complete the re-certification application form for the next two subsequent years.~~

~~(5) If the City Manager or his/her designee Program Manager determines that the property is ineligible to participate in the Self-Certification Program, then the property shall be placed in the Base Program, all the units shall be inspected the rental units and property shall be subject to the inspection rates and frequencies associated with the Base Program, and the property owner shall be assessed the full annual Base Program service fees in the amount set forth in the Resolution Establishing Fees and Charges for Various Municipal Services, for all units, per year.~~

~~(6) At all times, the City of Concord shall retain the authority to investigate and address any violation of the California Health & Safety Code, California Code of Regulations, State Housing Code, Uniform Code for the Abatement of Dangerous Buildings or Concord Municipal Code.~~

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~~(47) Any property that participates in the Multi Family Housing Inspection Self-Certification Program may be removed from the program at any time if it fails to meet all of the interior and exterior standards listed on the Self-Certification Checklist any portion of the standards in this code or fails to meet any of the qualifications for being considered for the program. The Self-Certification Checklist shall be created by the City Manager or his/her designee.~~

(d) Notwithstanding any of the above-mentioned exemptions, if a property fails to conform, comply or meet any of the aforementioned requirements, the City of Concord may use all available legal means to enforce any provision of this Article code.

(e) Any structure and/or premises that does not comply with the provisions of this section shall be subject to an inspection of all the units along with the fees as shall be set forth in the Resolution of Fees and Charges for Various Municipal Services.

(Code 1965, § 9827; Code 2002, § 14-401. Ord. No. 01-11; Ord. No. 06-5; Ord. No. 03-7)

**15.50.130 Inspection Reports; Corrections of Violations.**

(a) *Report of Inspection.* Upon completion of the property inspection the inspector may leave written notice of results of the inspection with the owner and/or representative. In the event that the property owner and/or his or her representative refuse to accept the written notice of results of the inspection, the inspector may post such notice on the property. The notice shall contain an itemization of any violation(s) and set forth a period of time for correction ranging from 24 hours to up to 120 days. The city may extend the time for correction upon a showing by the property owner that additional time is needed.

(b) *Notice and Order to Correct Violation.* Whenever the inspector determines that a violation of this article code exists, the inspector shall give notice of violation and order to correct to the owner. The notice shall be in writing and shall describe with reasonable detail the violation so that the owner has the opportunity to correct said violation.

(c) *Time for Correction.* The notice and order shall provide a reasonable time, ~~for correction, ranging from 24 hours up to not to exceed~~ 120 days, to correct or otherwise remedy the violation. In determining what is a reasonable time, the City may consider the estimate of local professionals including licensed contractors. The city may extend the time for correction upon a showing by the property owner that additional time is needed.

(d) *Service of Notice and Order.* Notice shall be served personally to the owner or by mailing a copy of the notice by certified mail, return receipt requested to the owner at the address shown on county records. Service of such notice shall be effective on the date the notice is mailed.

(e) *Formal Notice of Noncompliance.* Upon completion of the re-inspection, a formal notice of noncompliance documenting any uncorrected violations shall be mailed to the property owner within ten days of the completion of the re-inspection. The notice of noncompliance shall be filed in the office of the County Recorder, along with a certificate describing the property and certifying that the building is substandard and the owner has been so notified.

(f) *Building Permits.* Building permits for the correction of violations shall be as required by the Municipal Code California Building Code.

(g) *Re-Inspections.* Re-inspections will be conducted to verify that the violations identified on the initial inspection have been corrected. Violations that were not noted on the initial inspection report, but are discovered on the re-inspection due to subsequent damage or deterioration, shall be subject to correction.

(Code 1965, § 9828; Code 2002, § 14-402. Ord. No. 00-2; Ord. No. 06-5)

**15.50.140 Enforcement.**

If an owner fails to correct any violation after receiving notice of the violation, the city may pursue any civil, criminal and/or administrative remedies in order to gain compliance. Further, the city intends to utilize the provisions of Revenue and Taxation Code § 24436.5 to encourage the elimination of substandard conditions in rental housing. Said section provides for the disallowance for state income tax purposes of interest, depreciation, taxes, or amortization deductions which are derived from the ownership of rental housing which is not in compliance. The city is also

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authorized to use the remedies set forth in the City of Concord Municipal Code, ~~California Building Code~~ and State Housing Code, ~~the California Health & Safety Code~~.

(Code 1965, § 9829; Code 2002, § 14-403. Ord. No. 00-2; Ord. No. 06-5)

**15.50.150 Relocation of tenants.**

If any rental unit is found to be unsafe to occupy, the costs and expenses of relocation of any tenant from that unit shall be the responsibility of the owner. The owner may appeal such costs and expenses before the Board of Appeals pursuant to the procedure set forth in the City of Concord Municipal Code, ~~2001 California Code of Regulations, Title 24~~.

(Code 1965, § 9830; Code 2002, § 14-404. Ord. No. 00-2; Ord. No. 06-5)

**15.50.160 Appeal.**

Any person aggrieved by a determination of the inspector or a determination regarding eligibility for participation in the Self-Certification Program may appeal to the Board of Appeals in the manner provided in the ~~California Code of Regulations~~ City of Concord Municipal Code.

(Code 1965, § 9831; Code 2002, § 14-405. Ord. No. 00-2; Ord. No. 06-5)

**15.50.170 Retaliatory eviction.**

It shall be unlawful for a landlord to recover possession of a rental unit in retaliation against a tenant for exercising his right pursuant to state law.

(Code 1965, § 9832; Code 2002, § 14-406. Ord. No. 00-2; Ord. No. 06-5)

**15.50.180 Administrative eviction.**

Whenever the City is required to obtain an inspection and/or abatement warrant to inspect and/or abate a violation, a warrant fee to recover attorney's fees and court costs shall be assessed in the amount set forth in the Resolution Establishing Fees and Charges for Various Municipal Services.

(Code 2002, § 14-407. Ord. No. 06-5)