

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, ADDING SECTION 16.04.461 TO THE RIVERSIDE MUNICIPAL CODE REGARDING CONTINUED USE OF UNPERMITTED AND/OR NONCOMPLYING CONDITIONS.

The City Council of the City of Riverside, California, does ordain as follows:

Section 1: Section 16.04.461 of the Riverside Municipal Code is added as follows:

“Section 16.04.461 Continued Use of Unpermitted and/or Noncomplying Conditions.

A. Notwithstanding Section 16.04.460, when deemed appropriate by the building official, a certificate of continued use of unpermitted and/or noncomplying condition(s) may be issued to the owner of a single-family residential property. The certificate shall not be issued until documentation, satisfactory to the building official, has been provided indicating that 1) the unpermitted and/or noncomplying condition(s) were not created by the current owner, and 2) that the current owner had no knowledge that the conditions were unpermitted and/or noncomplying at the time of purchase. The unpermitted and/or noncomplying condition(s) must be at least 20 years old as determined by the building official based on the date an application is submitted by the property owner.

An application shall be completed which states 1) that the continued use of the existing unpermitted construction and or noncomplying conditions is allowable by the City only with the owner’s understanding that the City in no way assumes responsibility for the method of construction or the materials used; 2) the owner shall hold the City harmless from any and all claims, losses, and damages incurred as a result of the continued use of the existing unpermitted construction and/or noncomplying conditions and the issuance of a certificate hereunder; and 3) that it is further understood that this application for continued use is not to be construed as being equivalent in anyway to a building permit.

An inspection shall then be made by the building official. Where necessary, the owner shall apply for and the City may issue permits to correct any conditions deemed to pose a potential threat to life, limb, or property. Once the inspection(s) have been made; all necessary permits have been obtained, inspected and approved; and all obvious potential threats to life, limb or property have been corrected, the building official may approve the application for unpermitted construction and or

1 noncomplying condition(s). When approved by the building official, conditions deemed not to pose
2 a potential threat to life, limb, or property may be allowed to remain.”

3 Section 2: The City Clerk shall certify to the adoption of this Ordinance and cause
4 publication once in a newspaper of general circulation in accordance with Section 414 of the Charter
5 of the City of Riverside. This Ordinance shall become effective on the 30th day after the date of its
6 adoption.

7 ADOPTED by the City Council this ____ day of _____, 2024.

8
9 _____
10 PATRICIA LOCK DAWSON
11 Mayor of the City of Riverside

12 Attest:

13 _____
14 DONESIA GAUSE
15 City Clerk of the City of Riverside

16 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
17 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
18 ____ day of _____, 2024, and that thereafter the said ordinance was duly and regularly
19 adopted at a meeting of the City Council on the ____ day of _____, 2024, by the
20 following vote, to wit:

21 Ayes:

22 Noes:

23 Absent:

24 Abstain:

25 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
26 City of Riverside, California, this ____ day of _____, 2024.

27 _____
28 DONESIA GAUSE
City Clerk of the City of Riverside

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