



TRASH, JUNK, & DEBRIS

Trash, junk, and debris not only causes blight within a neighborhood, but it can also harbor rodents, vermin and mosquitoes. For information on Rocklin's Clean-Up Day Program, contact the City of Rocklin's Public Services Dept at 916.625.5500. For waste disposal and recycling programs, contact the Western Placer Waste Management Authority at 916.645.5230, and for garbage dumpster rentals, contact the Recology Auburn Placer at 530.885.3735. In addition, garbage dumpsters may require an encroachment permit. To determine if an encroachment permit is required, please contact the City of Rocklin's Public Services Department at 916.625.5500.



VEGETATION: OVERGROWN & DEAD

Landlords and tenants should have a clear agreement that indicates who is responsible for maintaining the front and back yard areas. Vegetation should be cut down periodically to prevent overgrowth and trees should be maintained properly. Overgrown vegetation visible from a public street may obstruct drivers' views, impede pedestrians on sidewalks, or harbor rats or vermin. In addition, dead, decayed, or diseased trees, weeds, or other unsightly vegetation may be dangerous to public safety.



RV, TRAILER, BOAT, & CAMPER STORAGE/PARKING

RVs, trailers, boats and campers must be stored in a garage, a commercial storage facility, or on a solid surface (on private residential property, outside of the front and street side yard setbacks). For information on setback locations for your property, please contact the Planning Division at 916.625.5160.

Provided that the RV, trailer, boat, or camper is not parked for more than 9 days in any 30 day period, they may be parked in the driveway or any other solid surface in the front or street side yard setbacks for up to 48 hours for the purposes of loading, unloading, cleaning, and general maintenance or they can be parked on public streets in residential areas for up to 72 consecutive hours.



VEHICLES: INOPERABLE

Accumulation and storage of abandoned, wrecked, dismantled, or inoperable vehicles or vehicle parts can reduce property values, attract children into a potentially hazardous situation, harbor rodents and insects, and promote crime. In residential neighborhoods, vehicles of this nature and vehicle parts are to be stored within a completely enclosed building in a lawful manner or where it is otherwise not visible from the street or other public or private property. If you have questions, contact Code Compliance at 916.625.5498.

GUIDELINE CHECKLIST:

GENERAL PROPERTY MAINTENANCE STANDARDS FOR LANDLORDS

This list is meant to serve as a general guide for property maintenance standards. This list is not all inclusive.

- Is the residence/unit maintained inside and out in a structurally sound condition?
- Are the walls, windows, and roof free from water leaks?
- Are all windows and exterior doors in good working condition, weather-tight and not broken?
- Are the floors, stairways, and railings in good condition, safe, and capable of supporting normal use?
- Are the smoke detectors working?
- Can occupants exit the residence/unit safely in case of an emergency?
- Are plumbing, gas, electrical and heating devices and systems (including appliances) in good working order?
- Is there hot and cold running water?
- Is there a bathtub or shower and a washbasin in the residence/unit? Are all toilets mounted solidly and free from leaks?
- Are the walls surrounding the tub/shower free of mold and water damage? Is the bathroom able to vent outside with either a fan or a window that can be opened?
- Is the property free from junk, trash, debris, and abandoned or unregistered vehicles? Are there adequate trash receptacles?
- Is the residence/unit free from infestation of harmful insects and rodents?
- If there is a pool on the property, is it properly maintained and fenced?



ROCKLIN
CALIFORNIA

CITY OF ROCKLIN
CODE COMPLIANCE

PRESERVING ROCKLIN: *A LANDLORD'S GUIDE* TO PROPERTY MAINTENANCE



Landlords are responsible for maintaining safe, clean, and attractive properties. This brochure outlines major City of Rocklin codes and policies relating to property maintenance.

A complete copy of the Rocklin Municipal Code is available online at www.rocklin.ca.us or from the City Clerk's Office.

Code Compliance

3970 Rocklin Road, Rocklin, CA 95677

Office: 916.625.5498 / Fax: 916.625.5195

To Report A Problem: www.rocklin.ca.us/ReportAViolation

LANDLORD RESPONSIBILITIES

Landlords and tenants are responsible for maintaining safe, clean, and attractive properties. In most cases the property owner is financially responsible for all Code Enforcement fines, even when the violation is caused by the tenant. Landlord responsibilities include, but are not limited to:

- Ensuring the residence/unit is fit to live in (habitable)
- Clean and sanitary buildings
- Grounds which are free from debris, filth, rubbish, garbage, rodents and vermin
- Properly working plumbing (such as toilets, wash basins, tub/shower and hot/cold water), gas, heating, electrical systems and smoke detectors
- Proper connection to a sewage disposal system
- Trash receptacles in good working order
- Weather protection, including no broken doors or windows
- Floors, stairways, and railings in good repair
- Other repairs as determined by the rental agreement

For detailed information on tenant rights & responsibilities, contact the California Department of Consumer Affairs at 1.800.952.5210 or The Human Rights/Fair Housing Commission at 916.444.0178. For housing violations within City limits, contact Code Enforcement at 916.625.5498.

FENCING

Fencing on private property needs to be maintained. Often times fences are shared by two property owners who will work together to maintain or replace fences. To determine allowable fencing heights and locations, please contact the Planning Division at 916.625.5160.

GARAGE & YARD SALES

A permit from the City is not required to have a garage/yard sale. Signs for the garage/yard sale may not be placed in the public property such as on utility poles, in street medians, or on public sidewalks, but one sign may be on your property advertising the sale up to a maximum area of 3 square feet. If you have any questions, please contact the Planning Division at 916.625.5160.

GARBAGE SERVICE

Garbage service in Rocklin is mandatory. Recology Auburn Placer may impose a lien on the property if the account is delinquent. If you have questions, please contact Recology Auburn at 530.885.3735.



HOME BASED BUSINESSES

Businesses operated out of a home require a Home Business Permit and a Business License from the City of Rocklin's Community Development Department. Contact Community Development at 916.625.5100.



NOISE

Construction noise generating activities may occur Monday through Friday from 7AM-7PM and from 8AM-7PM on weekends. Construction noise outside of these hours or noise that disturbs the peace can be reported to the Police Department at 916.625.5400.



OAK TREES

The City has an Oak Tree Preservation Ordinance. Removing oak trees requires a permit from the City. Oak trees are a valuable resource and are to be preserved.

Before cutting down any oak tree, check with the City to see if a permit is required for the removal. Contact the Planning Division at 916.625.5160 for Oak Tree Removal Permit fees and requirements.



OPEN SPACE & WETLANDS

There are many undeveloped lots within the City of Rocklin that have been set aside to be preserved as open space. Planting, dumping, storing materials or equipment, or otherwise disturbing these open space parcels is prohibited. To report open space that is not being properly maintained, or for related issues, contact Public Services at 916.625.5500.



OUTDOOR BURNING

Outdoor brush burning is *no longer allowed* within the city limits of Rocklin. A free residential chipping program is available in Western Placer County by calling Cal Fire Auburn Headquarters at 530.889.0111.

Wood burning BBQs and fire pits are allowed provided that they do not emit excessive smoke and that treated lumber, leaves, and/or tree trimmings are not being used for fuel.



PET LICENSES & PET WASTE

For all dogs over the age of four months, a City of Rocklin dog license is required. Contact the Police Department at 916.625.5400 for licensing requirements and fees.

It is also important to pick up pet waste and dispose of it properly, as it contains disease-carrying bacteria that can make people sick, wash into our storm drains, and pollute our waterways.



PORTABLE PLAY EQUIPMENT

Portable play equipment such as basketball hoops and skateboard ramps are not allowed in public streets or sidewalks when they would block normal typical pedestrian or vehicle paths of travel. If you have questions, please contact Code Compliance at 916.625.5498.



INSPECTIONS

The City, on a request basis, inspects residential properties to identify health and safety hazards, and other building code violations that should be corrected. A more comprehensive voluntary building code inspection is performed by the Building Division for an inspection fee that covers the cost of this service. The fee may be waived for dwellings occupied by disabled, very low or extremely low income households. Owners of these units would be offered an opportunity to participate in the City's Home Repair Program. Call 916.625.5120 for more information.



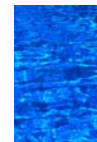
SIDEWALKS

Sidewalks provide a safe place for pedestrians to travel along roadways. Vehicles, power cords, and vegetation should not encroach onto or over sidewalks. If you have questions, contact Code Compliance at 916.625.5498.



STORM DRAINS & CREEKS

The storm drain at the curbside leads directly to our natural water system, including local creeks, ponds, and streams. When pollutants like detergents, pesticides, fertilizers, pet waste, sediment, grease, dirt, motor oil or paint are washed or dumped into the storm drains, it contaminates our waterways. If you have questions, contact Public Services at 916.625.5500.



SWIMMING POOLS

Pool water can harm local creeks, ponds, and streams if disposed of in the storm drains. Prior to draining a pool, contact Public Services at 916.625.5500 for information on proper disposal methods. Stagnant or abandoned swimming pools can be a breeding ground for mosquitoes. The Placer Mosquito & Vector Control District (PMVCD) will assist pool owners by performing inspections and treating for mosquitoes, as needed. To report stagnant pools, standing water, or request an inspection, please contact the PMVCD at 916.435.2140. For children's safety, pools must be surrounded by a fence. For information on fencing requirements, contact the Building Dept. at 916.625.5120.