

The City of Azusa requires the following items for all Residential Rental Properties:

1. Register the Rental Property with the City of Azusa.
(14-351Azusa Municipal Code)
2. Obtain a Business License for the Residential Rental Property.
(18-703 Azusa Municipal Code)

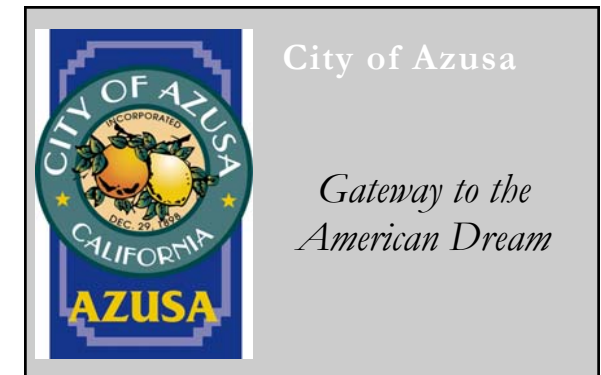


Community Improvement Mission Statement

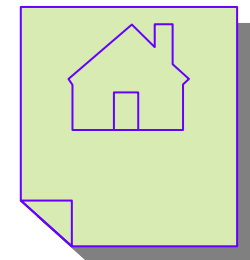
The Community Improvement Division works in partnership with the people of Azusa to promote and maintain a safe and desirable living and working environment; to improve the quality of Azusa's neighborhoods through education, enforcement, and abatement; and to respond to community concerns and attain code compliance while maintaining high professional standards and continually seeking improvements and innovations.

City of Azusa
**COMMUNITY IMPROVEMENT
DIVISION**
213 E. Foothill Blvd.
Azusa, California 91702
(626) 812-5200 ext. 5318
(626) 812-5200 ext. 5463

City Hall Hours:
Monday - Thursday, 7:00 a.m. to 5:30 p.m.
CLOSED ON FRIDAYS



"Top 25" Code Enforcement Violations for Residential Rental Properties



Top 25 Code Violations Community Improvement Inspectors Encounter While Conducting Annual Rental Inspections:

- **Infestation of insects, vermin or rodents.**
Have the infested area properly fumigated by a licensed contractor and maintain.
- **Improper maintenance.**
Have all work on property completed in a workman like manner.
- **Indoor furniture stored in the front yard.**
Have all stored items removed from the public view.
- **Vehicles parked on lawns or unapproved surfaces.**
All vehicles shall be parked on an approved paved surface.
- **Trash containers stored in public view**
Trash containers shall be stored out of public view.
- **Driveway has numerous cracks and pot holes.**
Have the driveway maintained and kept in good repair.
- **High weeds.**
Have high weeds cut down to a height below six inches and maintain.
- **Roof leaks.**
Have roof repaired or replaced, obtain Building Permit as required.
- **Missing earthquake safety straps on the hot water heaters.**
Install (2 ea) approved earthquake straps.
- **Lack of proper ventilating equipment.**
All ventilation equipment shall be operable.

- **Missing or damaged window screens.**
Have all missing window screens replaced or repaired.
- **Graffiti on property.**
Have all graffiti removed or painted over as appropriate. (Paint to match existing color).
- **Inoperative/Abandoned vehicle stored in public view.**
Have the stored inoperative vehicle made operable and street legal or placed in a covered garage or removed from property.
- **Lack of smoke detectors.**
Install one smoke detector for each bedroom and hallway leading to each bedroom.
- **Structure has chipping and peeling paint.**
Properly prepare the areas of chipping and peeling and have the damaged areas repainted.
- **Trash, debris, dead vegetation and cast-off items stored in public view.**
Have all stored items removed from the view of the public right-of-away and neighboring properties.
- **Unsightly deteriorated fencing.**
Have all damaged fencing repaired or replaced as allowed by the Development Code.
- **Broken windows.**
Have all broken windows replaced.
- **Landscape not maintained.**
Landscaping and irrigation system shall be maintained in good order to promote healthy plant growth.
- **Deteriorated interior ceilings, floors, and walls.**
All damaged interior surfaces shall be properly repaired, maintained, and paint to match.
- **Lack of adequate interior heating.**
Have all interior heating systems made operable to maintain a temperature of 70 degrees, 3 feet above the floor.
- **Lack of hot and cold running water.**
Hot and cold running water shall be maintained.
- **Inoperable interior and exterior lighting.**
Have all lighting made operable.

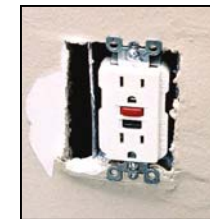
- **Leaking plumbing fixtures.**
Have all leaking interior and exterior plumbing fixtures repaired or replaced.
- **Converted and unpermitted occupancy of garage.**
Have the garage vacated and unpermitted walls removed and convert the garage back to its original use.



Vehicle parked on unpaved surface



Sub-standard plumbing



Unsafe electrical



Trash containers stored in public view and damaged paint