

Staff Report: Collection of 90-Day Delinquent Administrative Citation Fines

TO: The Honorable Mayor and City Council

SUBJECT: Collection of 90-Day Delinquent Administrative Citation Fines

INTRODUCTION

The Lakewood Municipal Code (LMC) Section 4900 et seq. provides that unpaid fines related to administrative citations for code violations may be collected by placement of a lien on the property on which the violations occurred, provided the fine owed by the cited party has been delinquent 90 days or more (§ 4908.1).

STATEMENT OF FACT

Between April 1, 2025, and March 31, 2026, the Neighborhood Preservation Division issued 220 administrative citations related to the abatement of a nuisance as allowed by the LMC (§4900.A). Of those, 170 are outstanding. The total accumulated delinquent fines total \$110,500.00 (Attachment A).

Pursuant to LMC §4908.3, the City Council may conduct a lien hearing to consider the delinquent fines and then make a finding that the outstanding fine amounts, including any related collection costs, are due to the city as a cost of the nuisance abatement. These costs then become a lien on the property, which is then included in the annual property tax assessment for each subject property.

Per LMC Section 4908.2, the attached notice of public hearing was mailed to all property owners with delinquent fines on June 15, 2026. The final lien amount may be lower as property owners are allowed to make additional payments through July 31, 2026, which is the last week before liens are placed on the annual property tax roll. Staff will continue to update Exhibit A through this date.

STAFF RECOMMENDATION

It is recommended that the City Council 1) conduct a lien hearing pursuant to LMC Section 4908.3 and consider all competent evidence presented related to any outstanding delinquent fine amounts, late fees, and related costs from fiscal year 2025-2026; 2) adopt Resolution No. 2026-34, finding that the final list of delinquent 2025-2026 fines and related costs is due to the City as the cost of nuisance abatement; 3) order the outstanding delinquent fines to be paid; and 4) direct staff to forward a final list of the unpaid fines to the County Tax Assessor for collection as a lien on the related properties, as part of each property's annual property tax assessment.

Aldo Cervantes
Community Development Director

Thaddeus McCormack
City Manager