

# Isla Vista Rental Housing Inspection Pilot Program Ordinance

Case No. 25ORD-00005

Board of Supervisors

May 6, 2025



County of Santa Barbara  
Planning and Development  
Corina Venegas-Martin

# Presentation Overview



- Background
- Pilot Program Ordinance
- Next Steps
- Recommendations



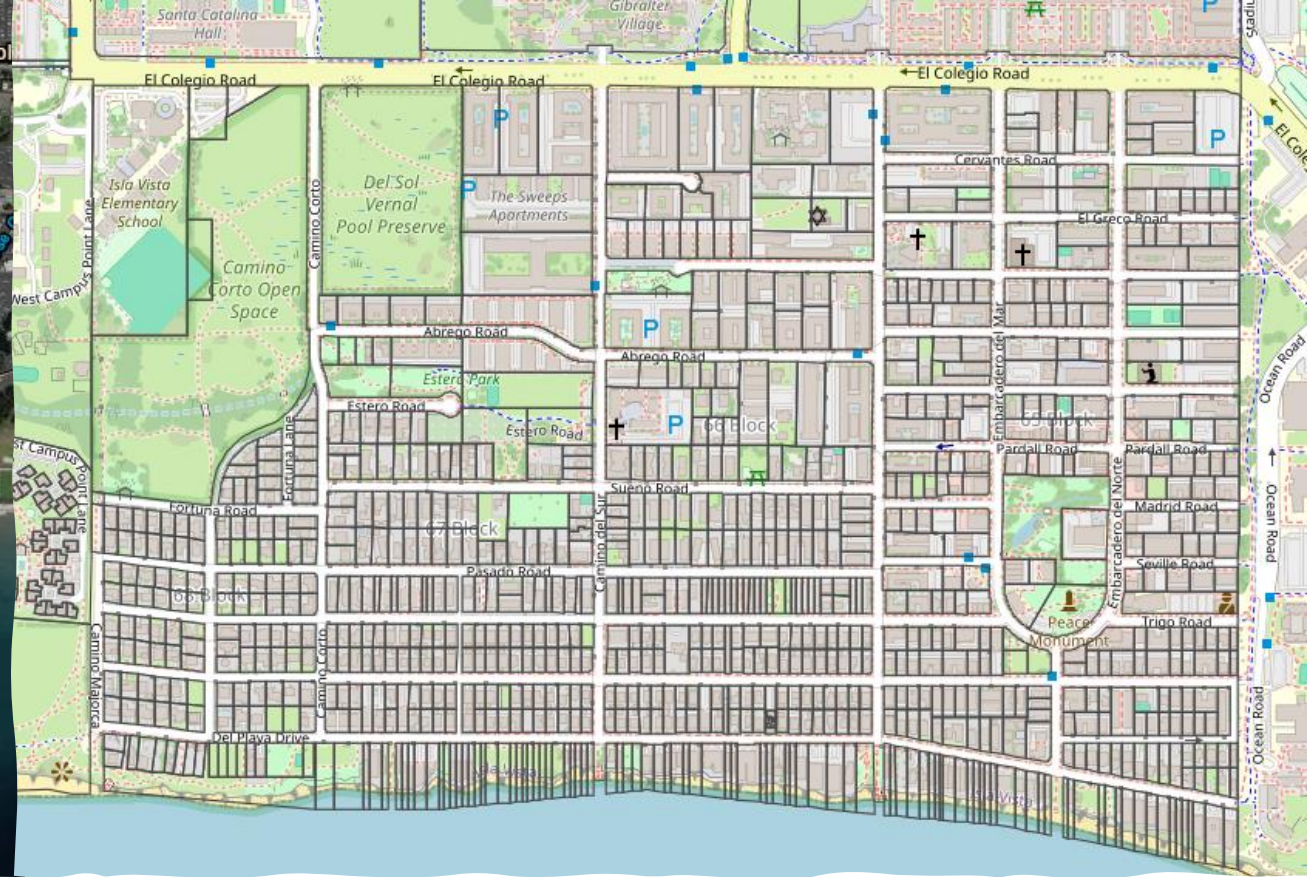
# Background

January 14, 2025, the Board directed staff to prepare an ordinance that will establish and implement a pilot rental housing inspection program within the Isla Vista Community

- Address substandard housing conditions
- Ensure rental units meet basic health and safety standards
- Hold landlords accountable for property maintenance







## Isla Vista Residents:

- 
- one  
COUNTY  
one  
FUTURE



# Pilot Program

Proposed ordinance will add Article XVIII (18) to Chapter 10, Building Regulations

- 12-month timeline
- Enacting regulations
- Inspections
- Enforcement measures



# Regulatory Framework

State and local regulations set forth provisions for determining substandard housing conditions and enforcement procedures

- California Building Code
- SB County Chapter 10, Building Regulations
  - 1997 Uniform Housing Code
  - 1997 Uniform Code for the Abatement of Dangerous Buildings
- California Health and Safety Code 17910-17998.3 et. seq.





# Registration

Isla Vista property owners will be required to register rental housing units within 45 days from the Board's adoption

- Current and accurate property owner information
- Inspection notifications
- Provide results and corrective actions



# Inspections

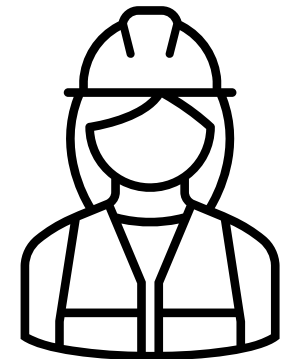


P&D Director is authorized to proactively inspect rental housing units periodically or upon receiving complaints

The property owner or authorized agent will be:

- Notified of an inspection 15 days prior to the scheduled date and time
- Responsible for notifying the tenant of the inspection and shall facilitate access to the unit(s)
- Required to be present during the inspection

In addition, the property owner/authorized agent may request a one-time extension to the scheduled inspection







## Inspections (cont.)

- If the property owner or authorized agent fails to be present, the inspection can proceed with the tenant's consent
- Rental unit access may be obtained through an inspection warrant or tenant consent if property owner or authorized agent fails to schedule





## Enforcement and Corrections

If health and safety violations are observed, enforcement actions will follow procedures outlined in the applicable County or State codes for substandard or unsanitary housing conditions.

- Minor violations may result in a correction notice issued to abate the violation
- Additionally, other code violations may be referred to the P&D Code Enforcement Program for further investigation and enforcement.





# Timeframe and Evaluation

- **12-months from the effective date** of the ordinance (unless extended, revised, or repealed by the Board)
- Staff will return to the Board to report on the results of the Pilot Program and request further direction from the Board



# Next Steps



Contract Services - Inspections



Rental Property Research



Property Owner Registration



Schedule and Conduct Inspections (July-Sept)





# Environmental Review

Chapter 10, Ordinance Amendment – exempt pursuant to CEQA Guidelines Sections 15061(b)(3), 15309 and 15321



# Recommended Actions

- Approve the introduction of Case No. 25ORD-00005 and set a hearing on the May 13, 2025, Administrative Agenda to
  - Determine that 25ORD-00005 is exempt from CEQA
  - Adopt the ordinance to amend Chapter 10, Building Regulations (Case No. 25ORD-00005)
  - Direct Staff to return to the Board with a report on the Pilot Program results and receive further direction from the Board





# Thank You

Questions?

