TITLE 20

Title 20 also prohibits the following activities:

- Using a garage for living space or a meeting room.
- Unfinished or abandoned construction.
- Accumulation and storage of rubbish, trash, debris in yards visible from a public right-of-way.
- Living in a stored vehicle or recreational vehicle.
- Abandonment or neglect of a swimming pool or spa.
- Housing Code violations (broken windows, peeling paint, torn window screens, dry rot).
- Dead or dying landscaping in the front yard and/or parkway.
- Litter, trash, and/or other debris visible from the street.
- Improper disposal of oil, grease, and other hazardous wastes.
- Operating a business without Planning approval and a business license.
- Installation of signs and banners without Planning approval and a permit.

As of January 7, 2011, storage of inoperable vehicles where they can be seen from the street, even if under a fitted car cover, will be prohibited. Consequently, all inoperable vehicles must be registered with the DMV or be stored in a garage or behind a six-foot high fence or they should be removed from the property.

To report violation to Code Enforcement, please contact us:

Complaint Hotline
Monday – Friday | 8 – 5 p.m.
(714) 754-5623 or 754-5638

Weekend/Afterhours Hotline
(714) 754-5607

Submit Online Complaint
www.costamesaca.gov/cmconnect

To report violations not related to Code Enforcement, please call the appropriate number:

Animal Control	(714) 754-5311
Parking Control	(714) 754-5290
Graffiti Hotline	(714) 327-7491

Mesa Consolidated Water District
Water quality and water waste
(MCWD customers only)
(949) 631-1200

Costa Mesa Sanitary District
(Visible trash can complaints or to schedule bulk item pick up)
(949) 645-8400

Costa Mesa Police Department
(Noise complaint)
(714) 754-5252

THE CITY OF COSTA MESA

TITLE 20

Keeping Costa Mesa a beautiful place to live, work, and play!

CODE ENFORCEMENT
77 Fair Drive
Costa Mesa, CA 92626
www.costamesaca.gov
(714) 754-5623

Costa Mesa

COMMUNITY IMPROVEMENT DIVISION

The City of Costa Mesa's reputation of being a great place to live, work, and play is a reflection of its high quality neighborhoods.

Mission Statement

Our mission is to protect the residential and business communities through a variety of programs that address blight, deteriorated conditions and nuisance behaviors, while focusing on a higher quality of life in Costa Mesa.

Private Property Maintenance Standards (Title 20)

Poorly maintained homes and properties can lower your neighborhood property values; negatively affect community pride; and contribute towards crime as well as health and safety hazards. This brochure summarizes numerous property conditions prohibited by the City of Costa Mesa.

You may review the City's Property Maintenance Regulations (Title 20) on the City's website at www.costamesaca.gov or at the Code Enforcement office between 8 a.m. and 5 p.m., Monday through Friday.

Costa Mesa City Hall is located at 77 Fair Drive, across from the Orange County Fairgrounds. The Code Enforcement office is located on the 2nd floor.

Should you observe any of these conditions in Costa Mesa, please do not hesitate to contact the Code Enforcement office at (714) 754-5623 or at www.costamesaca.gov for service, unless noted otherwise.

Examples of Violations:

Parking or storage of any operable vehicle in the front yard. Parking is only allowed in a garage or carport, or on a paved driveway.

Inoperative, wrecked, abandoned, or dismantled motor vehicles not stored in a garage or behind a six-foot high fence.

Peeling paint.

Weedy and/or overgrown vegetation.

TITLE 20

VIOLATIONS MAY BE SUBJECT TO ADMINISTRATIVE CITATIONS–YOU CAN BE FINED UP TO $500 DOLLARS.