

Abatement Process

What is the Abatement Process?

The Abatement Process is the process of eliminating a “Public Nuisance” as in a “Problem Property” that is believed to be involved with prostitution, narcotics or other activity that is offensive to any of the senses. The Los Angeles City Attorney’s office, LAPD and other city agencies work together to hold the property owner responsible for finding a solution. Abatement cases are handled on a case-by-case basis and can be a lengthy process with many steps. This fact sheet will cover some broad and important steps that will help facilitate the process.

Call the Police

The Los Angeles Police Department and the Los Angeles City Attorney’s Office both use the same database of “service calls” to show properties with a high occurrence of police responses from complaints. It is important that people **CALL THE POLICE** when there is an incident of a nuisance. The City Attorney **MUST** show a high frequency of disturbances and service calls to justify opening an abatement case. It is important that police be able to refer to the list of service calls when they testify as “experts” on the nuisances that have been reported. They are trained to do this and it is part of their job when they are subpoenaed for testimony. Residents that report a “Public Nuisance” will **NEVER** be called to testify and their information is kept confidential. Reports can also be made anonymously.



The Abatement Process

Call the City Attorney’s office and let them know that you would like to “initiate a referral for their database.” A CNAP Referral is filled out to start the “Abatement Process”. It is of the **UTMOST IMPORTANCE** to provide the property address. Without this information the process cannot be started.

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referral is evaluated and all relevant police reports are ordered and summarized by the City Attorney’s Office. The case is reviewed by staff for approval to open a case. If a review of the last 4 years shows that complaints and service calls were sporadic, the case may not be opened. Nuisance has to be ongoing. If

additional investigation is necessary it will be carried out by the LAPD, Housing Department, Planning Department, or the Building Health and Safety Department.



Once a case is opened the City Attorney's Office can proceed in two possible ways:

- i **Case Conference Hearing:** This hearing is held with the City Attorney's Office, the property owner, LAPD, and any appropriate Departments. The nuisance is discussed and the property owner is given 30 days to implement suggested improvements. If the owner does not comply or the nuisance continues the City Attorney will file a lawsuit.
- ii **Abatement Lawsuit:** City Attorney may seek an injunction to force the owner to take the necessary steps. The owner may be asked to pay attorney fees and LAPD investigative costs plus a \$25,000 civil penalty. Failure to comply may lead to Court ordered closure of the property.

For more information or questions, please contact :

Vanessa Alvarado, Deputy City Attorney at vanessa.alvarado@lacity.org or at (213) 978-4090.

You may also visit www.atty.LACity.org for more information.

Download a power point presentation overview of the [Abatement_Process.pdf](#) and the Abatement Process Fact Sheet in [English](#) and [Spanish](#)