Receiverships, Code Enforcement and Police Services

At Silver & Wright LLP, our attorneys specialize in providing effective, efficient and responsive legal services in receiverships, code enforcement and police services. We have helped dozens of cities, counties and special districts achieve their goals of increasing public safety, reducing blight and recovering enforcement costs. Our attorneys have developed unique and cutting edge practices to not only achieve success for their clients, but make those efforts cost neutral or even revenue producing. Especially in these economic times, recovering enforcement costs is a vital tool.

Our attorneys are regular speakers at seminars all over California on issues relevant to receiverships, code enforcement and police services. They have authored articles for several Statewide publications and have been featured in news articles and on television. Mr. Silver is also a professor of law on these areas of law.

Silver & Wright’s receivership, code enforcement and police services practice includes the following services:

**Receiverships**
- Health and Safety Code receiverships
- Code of Civil Procedure receiverships
- Cost Recovery

**Code Enforcement**
- Cost recovery and cost neutralization
- Criminal prosecutions
- Civil nuisance abatement actions based on ordinances and State law
- Administrative abatement, appeals and cost recovery
- Imposition and enforcement of liens and assessments
- Inspection and abatement warrants
- Ordinance drafting
- Permit and licensing revocation/modification
- Drug Abatement Act
- Red Light Abatement Act
- Graffiti abatement and restitution
- Massage regulation
- Due Process
- First Amendment

**Police Services**
- Marijuana dispensaries and grow facilities enforcement
- Regionalization agreements
- *Pitchess* motion defense
- Gun confiscations
- Undercover investigations
- Public Safety Officers Procedural Bill of Rights Act (POBR)
- Subpoenas
- Fourth Amendment
- Public Records Requests

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Receiverships: From Substandard to “The Standard”...At No Cost

In one California city, a property owner ignored the city’s notices and repair orders for over a decade. The owner was a hoarder and the property had become such an eyesore and fire hazard that the neighbors could not even enjoy their own homes. The city needed to take action quickly to finally rid itself of this problem.

On behalf of the city, the attorneys at Silver & Wright LLP filed a receivership action under the California Health & Safety Code and obtained appointment of a receiver. Tasked with correcting every violation on the property, the receiver hired contractors, relocated the tenant and began work within a few weeks. In a few months, the property was completely rehabilitated and the jewel of the neighborhood...all at no cost to the city.

Elsewhere, a multi-acre hotel complex with several buildings sat vacant and dilapidated for years. Once the city’s main hotspot, the hotel had become substandard and gutted. It was a source of crime and blight. The city had tried everything – fines, citations, notices of violation, orders to demolish and even a prior lawsuit. Yet the owner and tenant did nothing. This continued even after a transient burned down one of the buildings. The city hired the attorneys at Silver & Wright to obtain a receiver over the hotel complex. Despite opposition from the owner and tenant, the city successfully persuaded the court to appoint a receiver, who immediately began drafting plans to rid the city of this blight. Again, at no cost to the city.

In a receivership, the receiver takes total control over the property, prevents the owner from interfering and hires contractors to completely fix the property. All costs are paid from the property itself by a super-priority lien that jumps even in front of mortgages.

Receiverships have several benefits:

- Guaranteed compliance
- Cost neutral for the city
- Receiver and contractor costs are paid directly from the property
- Leave the city out of the business of demolishing or rehabilitating property
- Court orders requiring continued compliance and city inspections
- Substantial increase in property values and decrease in criminal activity

The examples above are just the tip of the iceberg. At Silver & Wright, we have unmatched success in obtaining and managing receiverships, and have the experience to help your city as well. The firm even has alternative fee arrangements that allow the city to avoid ever receiving a single attorney invoice.

To learn more or for training for your jurisdiction contact: Matthew Silver at (714) 717-3554; msilver@silverwrightlaw.com, or Curtis Wright at (909) 833-5420; cwright@silverwrightlaw.com