

Kern County Code Enforcement Study: 2022 County Cases

Summary tables, Edition 1. By Josh Justiniano, Quick Home Offers®. Data through September 30, 2026.

Quick Home Offers® studied 1,811 residential properties in unincorporated Kern County that had a County code case opened in 2022. Our conservative estimate is that about 1 in 5 (19.5%) later had a County declaration of substandard property or abatement lien recorded against them. Our upper estimate is about 3 in 10 (30.5%). The true share could be higher.

These tables hold counts and percentages only, with no addresses, parcel numbers or owner names.

Table 1. Properties with a County declaration or abatement lien recorded after the 2022 case opened

Type of case	Properties	Conservative estimate	Upper estimate
Fire damage	44	36.4% (23.8-51.1)	52.3% (37.9-66.2)
Open, unsecured or run-down	105	36.2% (27.6-45.7)	48.6% (39.2-58.0)
Trash, debris or weeds	795	22.6% (19.9-25.7)	34.0% (30.8-37.3)
Unpermitted work	207	17.9% (13.3-23.7)	30.9% (25.0-37.5)
Vehicles	117	15.4% (10.0-23.0)	25.6% (18.6-34.2)
Other or zoning	415	12.5% (9.7-16.1)	20.2% (16.7-24.4)
Habitability	128	9.4% (5.4-15.7)	24.2% (17.6-32.3)
All residential properties	1,811	19.5% (17.7-21.4)	30.5% (28.5-32.7)

Each property is grouped by the type of its first 2022 County case. Figures in parentheses are 95% confidence intervals (Wilson method).

Group	Properties	Conservative estimate	Upper estimate
Properties with a Bakersfield address (County cases, outside Bakersfield city limits)	1,080	18.0% (15.8-20.4)	28.0% (25.4-30.7)

Table 2. Code enforcement documents recorded by Kern County agencies each year

Year	Declarations of substandard property	Declaration expungements	Abatement liens	Lien releases
2022	453	195	28	36
2023	695	170	81	89
2024	852	199	76	65
2025	651	189	36	58
2026 (January to September)	608	139	168	48
Total	3,259	892	389	296

Counts include all County filers. Kern Public Works filed 99.5% of the declarations. Expungements and releases recorded in a year can clear documents recorded in earlier years. Kern Public Works recorded 133 abatement liens on a single day, July 10, 2026.

Table 3. Time from case opening to the first recorded declaration or lien

Document	Properties	Typical time (median)	Middle half of cases	Recorded within 12 months
Declaration of substandard property	226	About 7 months	3.5 to 20 months	64%
Abatement lien	103	About 27 months	18 to 35 months	13%

Covers properties in the conservative estimate with a document recorded by September 30, 2026. This is a descriptive finding that was not part of the original study plan.

Scope and sources

County code cases opened in 2022 in unincorporated Kern County, from the County's public case portal. Cities, including the City of Bakersfield, run their own enforcement and are not included. Recorded documents come from the Kern County Recorder's online index. Parcel, owner and deed data come from PropertyRadar, a commercial property-data service. The figures lean low: some recorded documents could not be tied to their property by owner name.

Suggested citation

Quick Home Offers®. Kern County Code Enforcement Study: 2022 County Cases, Edition 1. 2026.
<https://www.quickhomeoffers.com/kern-county-code-enforcement-study/>

For questions about the data, email josh@quickhomeoffers.com.