

CITY OF LITTLETON, COLORADO

ORDINANCE NO. 01

Series, 2026

**AN ORDINANCE OF THE CITY OF LITTLETON,
COLORADO, AMENDING TITLE 7, CHAPTER 1 OF THE
LITTLETON CITY CODE REGARDING THE ABATEMENT
NOTICE ON DERELICT/UNLICENSED VEHICLES**

WHEREAS, the City Council of the City of Littleton, Colorado passed Ordinance 20-2024 in August of 2024, which revised the City’s administrative process on nuisances and nuisance abatements; and

WHEREAS, that nuisances, such as derelict/unlicensed vehicles on the public right-of-way, are detrimental to the health, safety, and general and economic welfare of the citizens and the city; and

WHEREAS, to properly address derelict/unlicensed vehicles on the public right-of-way in a timely and efficient manner, and to ensure compliance and legal status of these specific vehicles, an amendment to the abatement notice period is required; and

WHEREAS, the proposed amendment will clarify an omission from Ordinance 20-2024 and provide for a more operationally and administratively effective process for abatement of non-compliant derelict/unlicensed vehicles by providing for abatement after seventy-two (72) hours.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF LITTLETON, COLORADO, THAT:**

Section 1: Littleton City Code, Title 7, Health and Sanitation, Chapter 1, Section 7-1-7, Abatement, is hereby amended to read as follows:

7-1-7 ABATEMENT

A. It shall be the duty of the responsible party of any lot, building or premises, in or upon which any nuisance may be found, to abate the same in such manner as the officer serving such notice prescribes, within the time specified in the abatement notice and correction order. Timely filing of an appeal from the abatement notice and correction order under this section shall extend the time for abatement until a final ruling on that appeal. In addition to any other available sanction or relief, if such responsible party neglects or refuses to comply with the requirements of such order within the time specified, he or she commits a violation of this code, punishable as stated within this title.

45 **B.** If the nuisance remains unabated at the end of the time specified in the abatement notice and
46 correction order, including any extension for appeal, as provided above, the code
47 compliance officer (or authorized official) shall cause abatement of the nuisance as soon as
48 possible, and shall require payment of the abatement expense by the responsible party so
49 refusing or neglecting to abate.

50 **C.** If any responsible party fails or refuses to pay when due any charge imposed under this
51 section, the City may, in addition to taking other collection remedies, certify due and unpaid
52 charges, to be levied against the person's property for collection as provided for in Section
53 1-9-9.

54 **D. ABATEMENT OF DERELICT/UNLICENSED VEHICLES ON PUBLIC RIGHT-OF-**
55 **WAY.**

56 **1. WHENEVER A CODE COMPLIANCE OFFICER, OR OTHER AUTHORIZED**
57 **OFFICIAL, FINDS A DERELICT/UNLICENSED VEHICLE ON PUBLIC RIGHT-**
58 **OF-WAY, THE OFFICER SHALL ISSUE A NOTICE, WHICH SHALL COMPLY**
59 **WITH SECTION 7-1-6, EXCEPT THAT THIS NOTICE SHALL:**

60 **a. BE SERVED BY PHYSICAL POSTING ON THE DERELICT/UNLICENSED**
61 **VEHICLE;**

62 **b. INCLUDE A CORRECTION ORDER ALLOWING AT LEAST SEVENTY-TWO**
63 **(72) HOURS FOR THE RESPONSIBLE PARTY TO TAKE NECESSARY**
64 **ACTIONS TO ABATE THE NUISANCE;**

65 **c. STATE THAT, IF THE NUISANCE CONTINUES TO REMAIN AT THE END**
66 **OF THE SEVENTY-TWO (72) HOUR TIME-PERIOD, THE AUTHORIZED**
67 **OFFICER SHALL CAUSE THE ABATEMENT OF SAID NUISANCE; AND**

68 **d. STATE THAT, DUE TO THE NATURE OF THE NUISANCE, A TIMELY**
69 **APPEAL MAY BE HEARD AFTER ABATEMENT.**

70 **2. TIMELY FILING OF AN APPEAL FROM A CORRECTION ORDER UNDER THIS**
71 **SUBSECTION SHALL NOT EXTEND THE TIME FOR ABATEMENT.**

72 **3. IF THE DERELICT/UNLICENSED VEHICLE REMAINS UNABATED AT THE END**
73 **OF THE SEVENTY-TWO (72) HOUR PERIOD GIVEN, THE AUTHORIZED**
74 **OFFICER SHALL CAUSE ABATEMENT OF THE NUISANCE.**

75 **E. Emergency Abatement and Correction Order.**

76 **1.** Whenever a code compliance officer, or authorized official, finds that a nuisance exists
77 under this title, which places the health, safety, or welfare of the public in immediate
78 danger, the officer may issue an emergency correction order, which shall comply with
79 Section 7-1-6, except that the emergency correction order may:

80 **a.** Allow less time than ten (10) days, as is reasonable under the circumstances to
81 abate the nuisance;

b. State that, if the nuisance continues to remain at the end of the reasonable time given, the authorized officer shall cause the abatement of said nuisance in accordance with this section; and

c. State that, due to the emergency need for an abatement, a timely appeal may be heard after abatement.

2. Timely filing of an appeal from the emergency correction order shall not extend the time for abatement.

3. If the nuisance remains unabated at the end of the reasonable time given within the emergency abatement and correction order, the authorized officer shall cause abatement of the nuisance in accordance herewith.

F. Recovery of Costs. The code compliance officer, or authorized officer, shall follow the procedure outlined in Section 1-9-9 of the code regarding assessments for the costs of services and collections. Notwithstanding, the City shall have the additional right to collect from any responsible party through institution of an action at law or in equity or by other lawful means, any amount due from such responsible party for amounts due and owing herein.

G. Appeal. The responsible party may appeal, in writing, the notice of violation within seven (7) days of mailing. Requests for appeal shall be filed with the City Clerk and appeals shall be heard by a hearing officer in accordance with Title 1, Chapter 20, Administrative Hearings.

Section 2: Littleton City Code, Title 7, Health and Sanitation, Chapter 1, Section 7-1-8, Enforcement, is hereby amended to revise a clerical error within Subsection 7-1-8(C):

~~107~~ 7-1-8: ENFORCEMENT:

The City may elect to initiate one (1) or more of the following enforcement methods:

A. Warning Notice.

B. Voluntary Abatement Agreement. The Director, or authorized designee, shall have the authority to enter into a written voluntary abatement agreement with the responsible party to gain voluntary compliance in correcting the noticed violation. The Director, or authorized designee, shall refrain from further processing of the violation during the time allowed in the agreement for the completion of necessary corrective action. The failure to comply with any term of the voluntary abatement agreement constitutes a separate violation and shall be handled in accordance with the agreement, except no further notice need be given.

C. Summons and Complaint. If the responsible party has failed to abate or correct the violation described in a notice of violation, issued pursuant to Section 7-1-6 of this chapter, within the time provided on such notice, a code compliance official may initiate an action in municipal court to have a nuisance declared as such by the court and to have the court impose an appropriate sentence.

D. Administrative Civil Penalties.

1. Any costs incurred by the City, including reasonable attorneys' fees, due to violations under this title shall be added to the total amount of the civil penalty assessment. Nothing within this subsection shall prevent the City from acting or seeking relief under any other sections of this code for any violations of this title.
2. The City Manager or authorized designee shall send notice of the corresponding civil penalty to the responsible party via regular mail to the last known address of the owner as shown in the records of the County Assessor of which the property is located or by personal service. The notice shall describe the nature of the violation and clearly state the civil penalty along with the due date and possible consequences of nonpayment in accordance with this title. The notice of civil penalty may be combined with the notice of violation and/or administrative order.
3. Violations issued under this title are subject to the following civil penalties. Each day or part of a day any violation occurs or continues is a separate offense.
 - a. First notice of violation: not less than \$100.00.
 - b. Second notice of violation for the same violation within twelve (12) consecutive months: not less than \$250.00.
 - c. Third or subsequent notice of violation for the same violation within twelve (12) consecutive months of the previous violation: not less than \$500.00.

Section 2: Littleton City Code, Title 7, Health and Sanitation, Chapter 4, Section 7-4-5 Abatement, is hereby amended to revise a clerical error within Subsection 7-4-5(A):

7-4-5: ABATEMENT:

- A. In all cases where a nuisance shall be found to exist in accordance with this chapter, notice of the nuisance shall be served by the City upon all responsible parties for causing, permitting, maintaining, or failing to abate the nuisance. Notice shall be given in accordance with Section 7-1-6.
- B. If the responsible parties fail to correct the violation as required by the notice prescribed by Subsection (A) of this section, the City may correct the violation by cutting or removing the weeds or grass, and charge the costs thereof, in accordance with Section 7-1-7.

Section 3: Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

Section 4: Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council of the City of Littleton on the 6th day of January, 2026, passed on first reading by a vote of ____ FOR and ____ AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

PUBLIC HEARING on the Ordinance to take place on the 20th day of January, 2026, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of 6:30 p.m., or as soon thereafter as it may be heard.

PASSED on second and final reading, following public hearing, by a vote of ____ FOR and ____ AGAINST on the 20th day of January, 2026 and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

ATTEST:

Colleen L. Norton
CITY CLERK

Kyle Schlachter
MAYOR

APPROVED AS TO FORM:

Reid Betzing
CITY ATTORNEY

