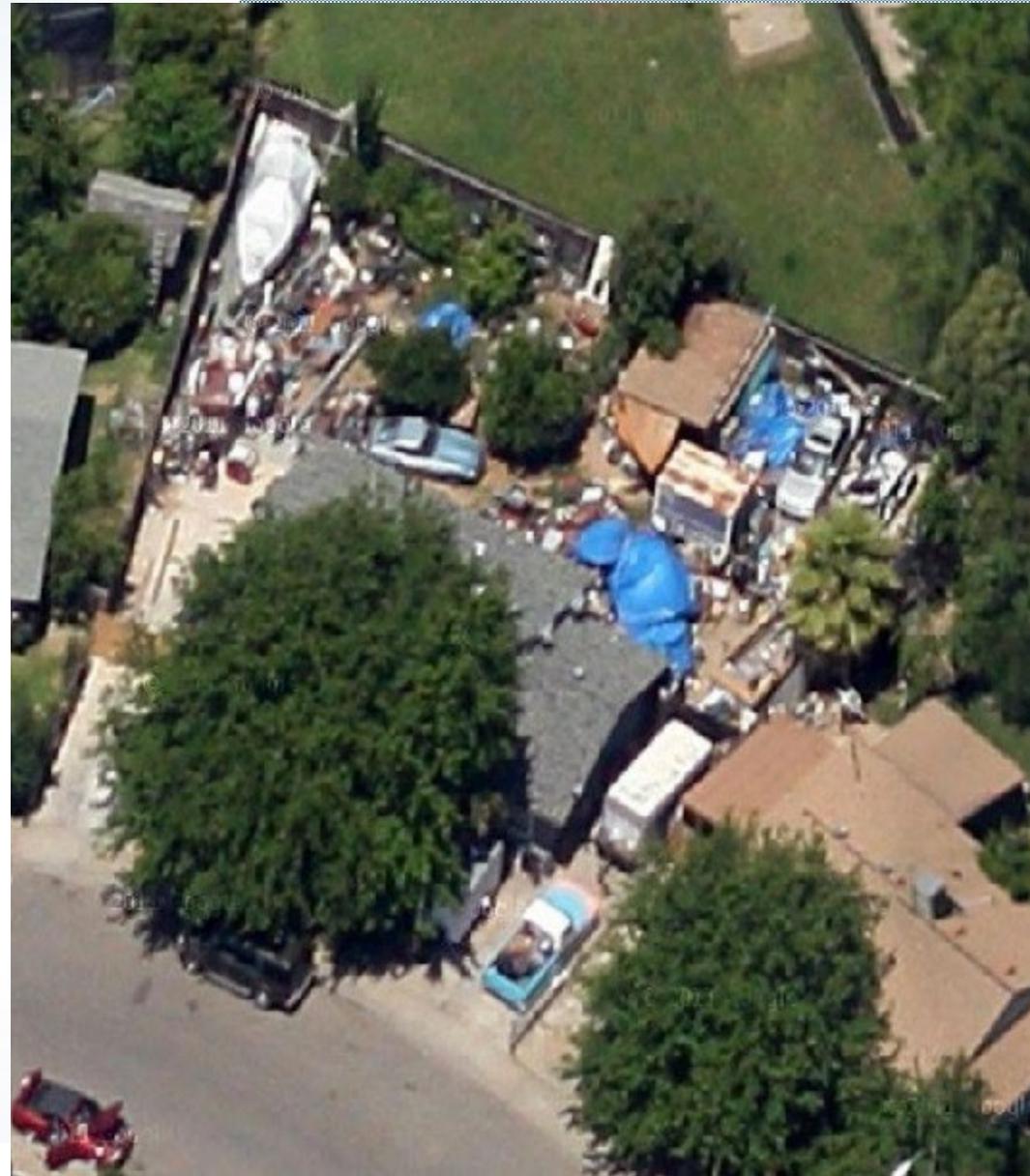


Code Compliance Overview and Nuisance Ordinance

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CODE COMPLIANCE INTRODUCTION

Current Code Process

- Complaint Based of alleged violation occurring on a property.
- Inspection of property and alleged violation is conducted.
- Issuance of Notice of Violation with time for compliance.
- If no remediation of violation a summons and complaint may be issued to Municipal Court.
- Municipal Court procedure.

Proposed Nuisance Ordinance Rationale

- Provides a civil route towards compliance and another tool.
- Allows the City to abate the nuisance conditions and assess the property for costs in a more timely and efficient manner.
- Provides due process remedies for those owners/residents who disagree with the notice.

What is a nuisance?

A nuisance is generally those violations set forth in state law, common law, or in our city codes that address activities or conditions occurring on a property that tend to affect public health, safety and welfare.

Types of Nuisances:

- Weeds/Noxious Weeds.
- Trash and Rubbish Accumulation
- Ice and Snow Accumulation
- Diseased or dead Trees
- Abandoned and derelict vehicles
- Unsafe Buildings or Structures
- Violations of certain codes such as the International Property Maintenance Code.

How would the nuisance process work?

- Code would investigate a complaint and determine whether a violation is occurring.
- Code would send a notice of violation.
 - Notice would contain a statement of violation and why the notice is being issued.
 - A corrective order of at least 10 days to remedy the violation.
 - Statement about right to appeal to an administrative hearing.
 - Statement about right for the city to abate the nuisance and file a lien.
 - If an appeal is filed, the city has already adopted an administrative hearing procedure that governs those rules and is held before a neutral party.

What if they don't comply?

- The city would have the authority to have the work performed.
- A Notice of Assessment would be sent to the property owner.
- If the Assessment is not paid within 30 days, it would result in a lien being placed on the property.

Questions?