

SUBJ: Notice of New Ordinance Regarding Property Maintenance Fees and Penalties

DATE: May 2, 2006

On April 24, 2006, City Council passed an ordinance that will allow the City's Property Maintenance Division to penalize property owners who do not comply when notified by the City that their property is in violation of property maintenance codes. It is City Council's and City staff's hope that this will give property owners more of an incentive to comply with the property maintenance codes and to correct violations within the designated timeframe. The fees and penalties are outlined below:

- I. For a first offense, if the violation is not corrected within the specified time, a penalty shall be assessed as follows:
 - Beginning the first day after the deadline for compliance has passed, the property owner will be charged \$10 per day for every day that the property is in violation. This penalty shall be in effect for up to 30 days or until the property is brought into compliance.
 - After 30 days of non-compliance, the property owner will be charged \$25 per day for every day that the property is in violation. This penalty shall be in effect until the property is brought into compliance.
- II. For a second offense of the same violation within one year, the property owner will be charged \$25 per day for every day that the property is in violation, *beginning the day that the property is found to be in violation*. This penalty shall be in effect until the property is brought into compliance.
- III. For a third offense of the same violation within one year, the property owner will be charged \$50 per day for every day that the property is in violation, *beginning the day that the property is found to be in violation*. This penalty shall be in effect until the property is brought into compliance.
- IV. Each time a property that has been cited for a violation is re-inspected by the City and is still in violation, the property owner will be charged a re-inspection fee of \$100. This penalty shall be in effect upon every re-inspection until the property is brought into compliance.
- V. When it is necessary for the City to correct violations using City resources or by contracting the work out, an administrative fee of \$250 will be assessed *in addition* to the actual cost incurred by the City to bring the property into compliance.
- VI. When it is necessary for the City to file a lien on a property, an administrative fee of \$100 shall be assessed to cover related legal expenses.
- VII. All fees must be paid within 30 days of the date the fee was assessed.

If you have any questions regarding the new ordinance, please contact the City's Property Maintenance Division at 467-4452 and ask for Brad Rice, Property Maintenance Supervisor, or Steve Landrith, Building Codes Administrator.