

Housing is brought into compliance with Code Requirements

Staff execute Council's directive.



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Request received, complaint registered, or Inspector observes substandard housing conditions.

HOUSING CODE ENFORCEMENT PROCESS



Initial housing inspection is conducted.

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If no violations, case closed as standard. If minor case, owner notified and case monitored until bought into compliance. If unfit case, per State law, Notice of Hearing is served upon property owner and parties-in-interest within 10-30 day period.



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NEIGHBORHOOD SERVICES DEPARTMENT

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Hearing is conducted by Housing Supervisor to determine why property should not be declared unfit for human habitation and value of housing vs. estimated cost to repair is established.

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Order to Repair or Vacate, or Repair or Demolish (generally within 30 days if occupied) is served upon the owner.

Owner may appeal decision of Housing Supervisor within 10 days of issuance of Order.



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Housing is reinspected to determine if owner has complied with the Order. Reinspection at Order expiration at no cost, however if any additional reinspections, owner charged \$50 fee.



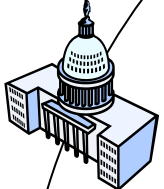
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Housing is found to be in compliance with code requirements as directed in the Order. If not, owner is subject to civil citation. If complied, case is closed.



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If housing is occupied and owner has NOT complied with the Order, a civil penalty will be assessed at \$250.00 1st day and \$75.00 every day thereafter. If vacant will be referred to City Council for demolition consideration after six months.



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Council renders a decision regarding enforcement action, i.e. Repair, Demolish or In Rem Repair.

<p>Request received, complaint registered, or Inspector observes substandard housing conditions.</p>	<p>Housing is reinspected to determine if owner has complied with the Order. Reinspection at Order expiration at no cost, however if any additional reinspections, owner charged \$50 fee.</p>
<p>Initial housing inspection is conducted.</p>	<p>Housing is found to be in compliance with code requirements as directed in the Order . If not, owner is subject to civil citation. If complied, case is closed.</p>
<p>If no violations, case closed as standard; If minor case, owner notified and case monitored until brought into compliance; If unfit case, per State law, Notice of Hearing is served upon property owner and parties-in-interest within 10-30 day period.</p>	<p>If housing is occupied and owner has NOT complied with the Order, a civil penalty will be assessed at \$250.00 1st day and \$75.00 every day thereafter. If vacant will be referred to City Council for demolition consideration after six months.</p>
<p>Hearing is conducted by Housing Supervisor to determine why property should not be declared unfit for human habitation and value of housing vs. estimated cost to repair is established.</p>	<p>Council renders a decision regarding enforcement action, i.e. Repair, Demolish or In Rem Repair.</p>
<p>Order to Repair or Vacate, or Repair or Demolish, or Demolish (generally within 30 days if occupied) is served upon the owner.</p>	<p>Staff execute Council's directive.</p>
<p>Owner may appeal decision of Housing Supervisor within 10 days of issuance of Order.</p>	<p>Structure is brought into compliance with Code Requirements.</p>