

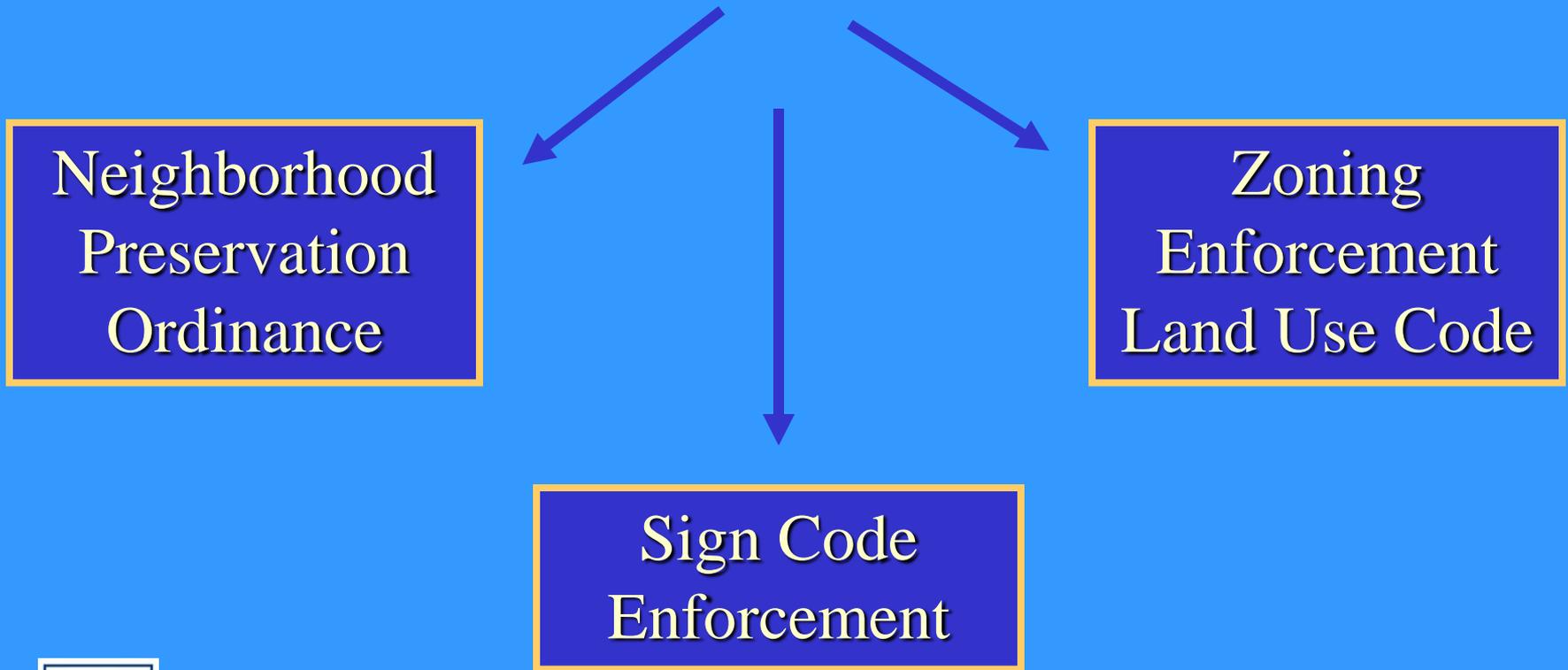
# Housing and Community Development Dept. Code Enforcement Division



**Housing and Community Development – Code Enforcement**

---

# Code Enforcement Responsibilities



# Neighborhood Preservation Ordinance

- Tall weeds/grass and dead vegetation
- Overgrowth of plants obstructing the public right-of-way.
- Trash/debris on a property including excessive animal waste
- Excessive storage violations
- Exterior building maintenance
- Junk motor vehicles
- Work occurring without required permits
- Vacant and neglected dwellings
- Minimum interior housing violations which includes
  - Electrical violations
  - Plumbing violations
  - Heating or Cooling violations
  - Interior maintenance
  - Unsanitary living conditions



**Housing and Community Development – Code Enforcement**

---



Junk Vehicle



High weeds



Dilapidated dwelling



Trash, debris



## Housing and Community Development – Code Enforcement

---

# Land Use Code

Responsible for Zoning violations including

- Setback violations
- Violation of Home Occupations
- Property use violations including
  - Illegal businesses
  - Illegal group homes
  - Commercial vehicle storage
  - Business operating without a Certificate of Occupancy



**Housing and Community Development – Code Enforcement**

---



Illegal patio at business



Illegal auto repair



Commercial vehicle at residence



**Housing and Community Development – Code Enforcement**

---

# Sign Enforcement

Sign code violations include:

- Signs placed in the public right-of-way
- Illegal temporary signs on a business
- Signs installed without a permit



**Housing and Community Development – Code Enforcement**

---

# Sign Enforcement

Illegal temporary signs



**Housing and Community Development – Code Enforcement**

# Sign Enforcement

- On-going program to remove signs found in the public right-of-way on major streets **when not during an election.**
- Signs are impounded and if not retrieved within 30 days, are discarded.
- Helps reduce visual clutter through-out the city.



# Sign Enforcement

Signs placed illegally in the public right-of-way



**Housing and Community Development – Code Enforcement**

# Sign Enforcement

- On 04/28/11, the governor signed into law HB 2500, which expressly prohibits the removal of political signs from public rights-of-way during the period 60 days before a primary election until 15 days after the general election. This affects the entire state of Arizona.
- At the direction of the City Attorney's office, starting 60 days before the first primary and 15 days after the last general election, our division will not remove ANY sign found in the public right-of-way unless it poses a hazard.



In 2011, Code Enforcement responded to over 10,000 new cases and found over 12,500 violations. Our most common complaint is for high weeds.



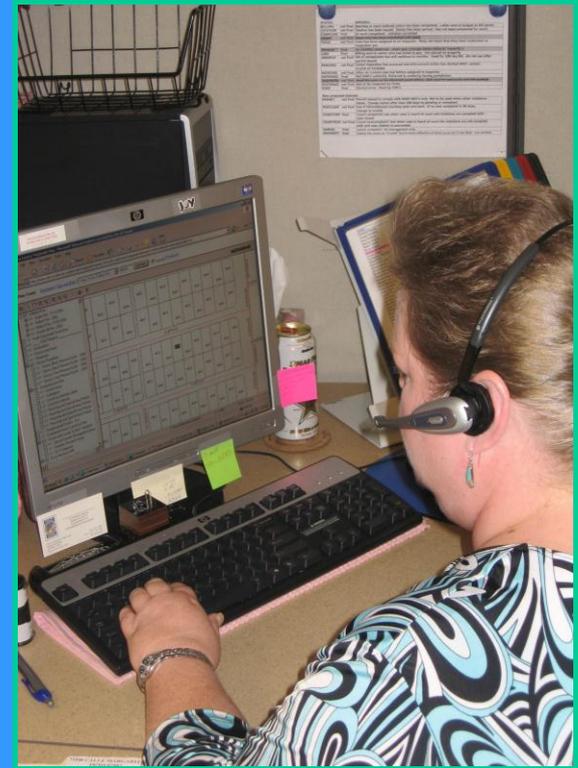
**Housing and Community Development – Code Enforcement**

---

# Our Process

Code Enforcement is complaint driven. The majority of our cases come via citizen complaints. We also receive referrals from the Ward offices and other city departments. We can be contacted either by phone or via the Internet:

- **791-5843**
- **[cms3.tucsonaz.gov/hcd/violation](http://cms3.tucsonaz.gov/hcd/violation)**



**Housing and Community Development – Code Enforcement**

---

# Our Process

- Receive complaint through our call center.
- Create case for the inspector using Permits Plus.
- Inspect property within 2 to 3 weeks depending on severity of complaint. High priorities are inspected immediately which may include:
  - ✓ unsafe structures
  - ✓ unsanitary living conditions
  - ✓ no utilities
  - ✓ no heat or cooling during extreme weather conditions
  - ✓ Emergency request from TFD or TPD



**Housing and Community Development – Code Enforcement**

---

# Our Process

- Once the violation is verified, issue Notice of Violation (NOV) to property owner and/or tenant.
- NOV will list the code section in violation.
- It will also list what the violations are and give a time frame in which to comply – typically 30 days.
- Inspectors can grant extensions where warranted.



# Sample NOV



**CITY OF TUCSON  
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION**

1525 North 17th Avenue, Tucson, Arizona 85711 • Phone: (520) 791-5500 • Fax: (520) 791-5501 • TTY: (520) 791-5503

**NOTICE OF VIOLATION**

NAME	QUINTANA ROO LTD
ADDRESS	6411 LUSHE
CITY, STATE ZIP	TUCSON AZ 85746-0000

The City of Tucson has inspected the above-mentioned property and has determined that the property has defects or conditions that are in violation of the Tucson Code that include the State-Adopted Enforcement Ordinance, the Land Use Code, the Sign Code, or other City Code provisions or ordinances.

BASED UPON	VIOLATION(S)	INSPECTION DATE	PARCEL #	FILE NO.
PROPERTY ADDRESS	303 S. RIO VILAS AVENUE			15-012-241A

The specific violation(s) and corrective action(s) are:  
 1. T.C. Ch. 16, Sec. 16-3(j)(1) Duty to remove weeds and refuse from abutting sidewalks, streets and alleys upon notice. Upon receipt of notice served pursuant to section 16-45, the owner, lessee, tenant or occupant of any premises shall remove from the premises and the abutting portions of contiguous sidewalks, streets and alleys, all weeds, garbage, or other refuse which may endanger the health, safety or welfare of the persons in the vicinity of such premises. This duty extends to and includes any abutting sidewalk area and one-half (1/2) the width of abutting alleys, from the property line to the center line of the alley.  
 DESCRIPTION - couches of pile of tree clippings in alley behind your fence  
 - weeds and grass at curbside/walk area in front yard

**ACTION NECESSARY TO CORRECT: REMOVE & PROMPTLY DISPOST OF COUCH & TREE CLIPPINGS IN ALLEY AND WEEDS AND GRASS FRONT CURB AREA**  
 30 DAYS TO COMPLY FOLLOW UP ON 11/09/2009  
 Tucson Code

Any and all corrective actions must be commenced immediately and completed within the time frames described above upon the service of this Notice. All work must be done in accordance with Tucson Code, and obtain the necessary of any required permits. The City will inspect the final proper lessee/owner upon the expiration of the compliance period allowed for corrective actions stated in this Notice. Failure to complete compliance will result in a citation. Court fines range from \$100 to \$2500. If directed to demolish the building, the building shall be vacated immediately, all permits shall be secured within sixty (60) days, and demolition must be completed within ninety (90) days from the service of this Notice. If you need an accommodation because of a disability, please contact the inspector at the above number listed below prior to the compliance date. For assistance on Tucson Code, visit to [www.tucsonaz.gov/code](http://www.tucsonaz.gov/code) or call (520) 791-5500. For information on the Land Use Code, visit to [www.tucsonaz.gov/landuse](http://www.tucsonaz.gov/landuse) or call (520) 791-5500. Required permits can be obtained at Development Services Department, 301 N. Stone Ave., Tucson, AZ 85701, 791-5500.

**PLEASE BE AWARE THAT FAILURE TO COMPLY WITHIN THE REQUIRED TIME FRAME MAY CAUSE THE DEPARTMENT TO CHARGE A REINSPECTION FEE. THIS WILL OCCUR IF, AFTER A FOLLOW-UP INSPECTION, THE INSPECTOR FINDS THAT THE VIOLATION(S) LISTED ABOVE ARE NOT IN COMPLIANCE. THE FEE IS \$25.00 AFTER EACH RE-INSPECTION WHERE COMPLIANCE HAS NOT OCCURRED.**

Method of Service:  POSTED  REGULAR MAIL  HAND DELIVERED  OTHER \_\_\_\_\_

Delivered to (signature) \_\_\_\_\_ Print name: \_\_\_\_\_



## Housing and Community Development – Code Enforcement

# Enforcement Remedies

- When owners fail to comply within the allowed time frame including extensions, the following are applied:
  - Re-inspection fees
  - Civil citations



# Reinspection Fees

- This enforcement tool that was approved by council in July 2009.
- We can charge the owner \$75 for each inspection where the violations are not complied with. This can add-up if several inspections occur where there is no compliance.
- Any time there is compliance, there is no charge for the inspection. Also, if an owner is making substantial progress, we will not charge a fee. Our goal is compliance.
- Owners are sent a bill. Failure to pay may cause us to place a lien on the property.



**Housing and Community Development – Code Enforcement**

---

# Civil Citations

- When the owner fails to comply even after a reasonable amount of time has been given, a citation is issued.
- Typically takes 30 days for the arraignment hearing and then another 30 – 60 days before the case is heard in court
- Requires owner to appear in court
- Court fines are typically assessed and can range from \$150 to \$2,500 per violation.
- Judge can order the city to abate certain violations. Owner will then be charged for any costs incurred. Failure to pay can cause us to place a lien on the property.
- Approximately 350 citations are issued per year.



**Housing and Community Development – Code Enforcement**

---

# VANS Program

- VANS stands for Vacant and Neglected Structures.
- Allows the city to order the owner to either repair or demolish a building that is deteriorated, damaged, dilapidated, unsafe where it affects the health, safety and welfare of the community or is a nuisance to the neighborhood.
- City provides funding for demolition of these structures. Repair funds are also available but only to owner occupants who meet specific restrictions.
- Typically, about 50 properties are actively on our list at any one time.



**Housing and Community Development – Code Enforcement**

---

# VANS Program

Past projects where demolition occurred



**Housing and Community Development – Code Enforcement**

---

# Contact Us

Call Center:

**791-5843**

Web contact:

**[cms3.tucsonaz.gov/hcd/violation](https://cms3.tucsonaz.gov/hcd/violation)**



**Housing and Community Development – Code Enforcement**

---