

Code Enforcement Work Session

Administrative Code,
Chapters 95, 120, and 168

Board of County Commissioners
September 23, 2025

Agenda

- Background
- Code Enforcement Transition Key Action Items
- Abatements
- Proposed Changes to Various Code Sections
- Recommendations and Next Steps

Background

- April 2024: Code Enforcement Working Group established
- September 24, 2024: Commission approves Code Enforcement transition from Sheriff's Office
- January 14, 2025: Commission approves Code Enforcement transition plan
- May 13, 2025: Commission adopts International Property Maintenance Code
- September 9, 2025: Commission adopts Chapter 53 Ordinance

Key Action Items

- ✓ Adoption of the International Property Maintenance Code (IPMC)
- ✓ Staffing and Recruitment Complete
- ✓ Budget Finalized: Budget Process
- ✓ Fleet and Facilities
- ✓ Standard Operating Procedures, CE Training Program, and current case review
- ✓ Code Amendments: Chapter 53
- ✓ Code Amendments: Chapters 95, 120, 168, and Administrative Code

Key Action Items

- Interim IT Program Set-Up: Ongoing
- Develop and deploy an easier-to-use public portal
- Overhaul internal case management process
- New Division Launches: October 1, 2025

Proposed Changes

- Administrative Code: 3.20 – 3.21; 20.10
- Chapter 95: Health, Property Maintenance, and Sanitation
- Chapter 120: Junk and Junk Dealers
- Chapter 168: Nuisances

Things We “Abate”

- Overgrown Yards – Mowing
- Rubbish, Structural Remains, Volatile Chemicals and Substances
- Junk Cars – Towing
- Dilapidated Houses – Securing and/or Demolishing
- Unsecure and Unsafe Pools – Securing, Chemically Treating, Demolishing

Abatements in County Code

- 1980: Board of County Commissioners adopted Chapter 168, establishing procedures for abatements and assessment of related costs
- 2017: BCC adopted provisions in Chapter 95 to process abatements through the Special Magistrate and Code Enforcement Board

Two Code Sections - One Purpose

Ch. 95.15(a) – Correction of Imminently Hazardous Nuisance Conditions

In situations involving nuisance conditions requiring immediate, direct action to eliminate hazards imminently dangerous to the health, safety, or welfare of the public, the County may, upon the authorization of the Development Services Director, or his or her designee, cause the nuisance to be immediately corrected by abating, terminating, removing, or eliminating the nuisance. The County's action to correct the nuisance shall be at the expense of the owner(s).

Ch. 168.13 – Emergency Powers

Nothing herein precludes the exercise of emergency powers otherwise available in the face of an imminent threat to public safety.

Administrative Code

- 3.20: Lien Waivers/Reductions - Replicated in Chapter 53 Amendments
- 3.21: Special Magistrate Rules - Adopted by Special Magistrate Per Statute
- 20.10: Fees for Fine Reduction Applications

Chapter 95: Health, Property Maintenance, and Sanitation

- Delete References to Obsolete and Duplicative Code
- Overgrown Yards and Abatements
- Rubbish, Structural Remains, Volatile Chemicals and Substances
- Collection of Costs Pursuant to Abatements

Chapter 120: Junk and Junk Dealers

- Revised Procedure for Citing and Abating Junk Cars



Chapter 168: Nuisances

- Conforming Amendments for Previous Changes to Chapters 53 and 95
- Establish Board/Magistrate as Venue for Appeals of Nuisance Determinations
- Authorize Code Enforcement Manager to complete abatements Upon Expiration of the Order or Unsuccessful Appeal

Recommendations and Next Steps

- Review proposed changes and prepare draft ordinances for subsequent advertisement and Public Hearing at the October 28, 2025, Commission meeting
- Develop additional recommendations for the abatement procedure
- Prepare revisions to Chapter 40 for Board consideration
- The Code Enforcement Division will commence operations effective October 1, 2025