

# Code Compliance Ordinance Amendments - Overview

**City Council Meeting  
September 6, 2022**



# Code Compliance

**Code Compliance presentation in 2021 offered suggestions to improve communication, compliance and enforcement via:**

- **One additional code officer**
- **Enhanced community education**
- **Amendments to improve the process to address chronic violators**



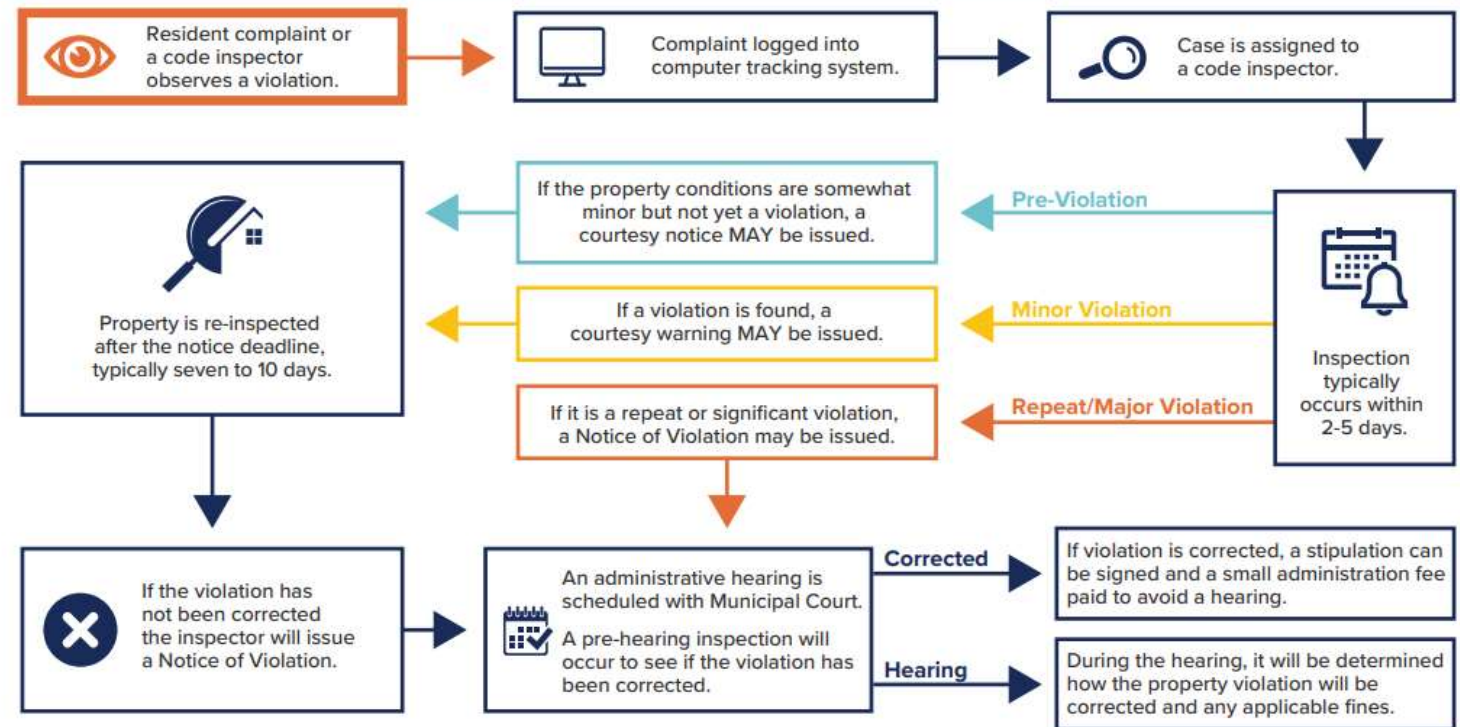
## ACTIONS

- **City Manager authorized hire of an additional officer; team is now fully staffed (7)**
- **New guides developed and updated to improve voluntary compliance**
- **Increased observed inspections vs. complaint driven to 63% (from 49%)**
- **Code amendments have been drafted and were introduced by Council at its August 16<sup>th</sup> meeting**

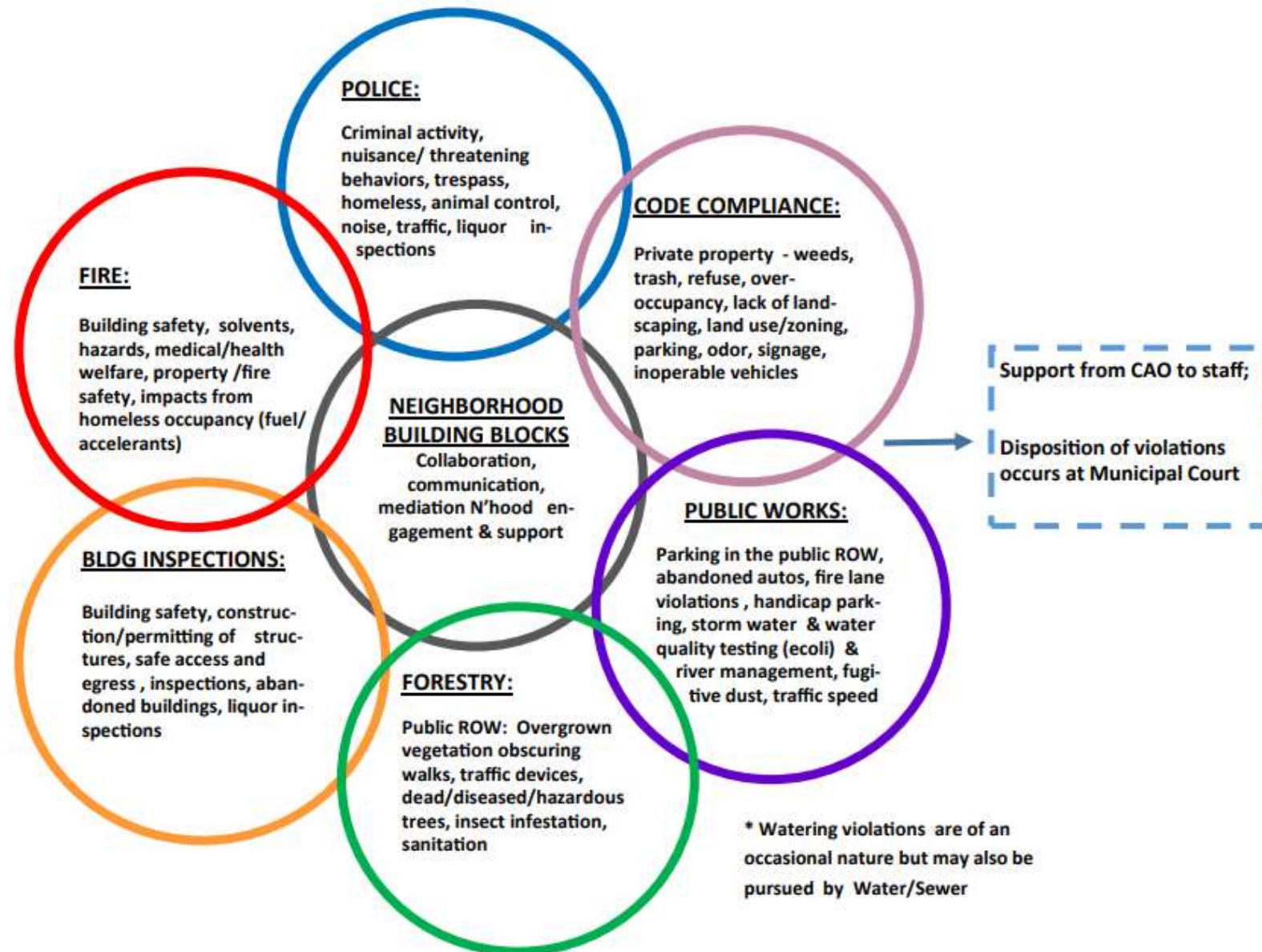


## Standard Code Compliance Process

Help Greeley and your neighborhood look their best and avoid hefty fines. Keep your home and property safe, clean, and in compliance with city ordinances.



# Greeley Code Enforcement & Compliance Roles & Intersections



**Code compliance extends across numerous departments.**

**An integrated process to address overlapping issues maximizes resources and is more effective in achieving compliance**



# Review

**At its June 12, 2022 Worksession City Council was presented with and concurred with several recommended options to strengthen its response to nuisance property conditions in some particular areas. Those areas include:**

- Property maintenance**
- Chronic violators**
- Vacant and abandoned buildings**





# Results

Through July 2022, as compared to 2021:

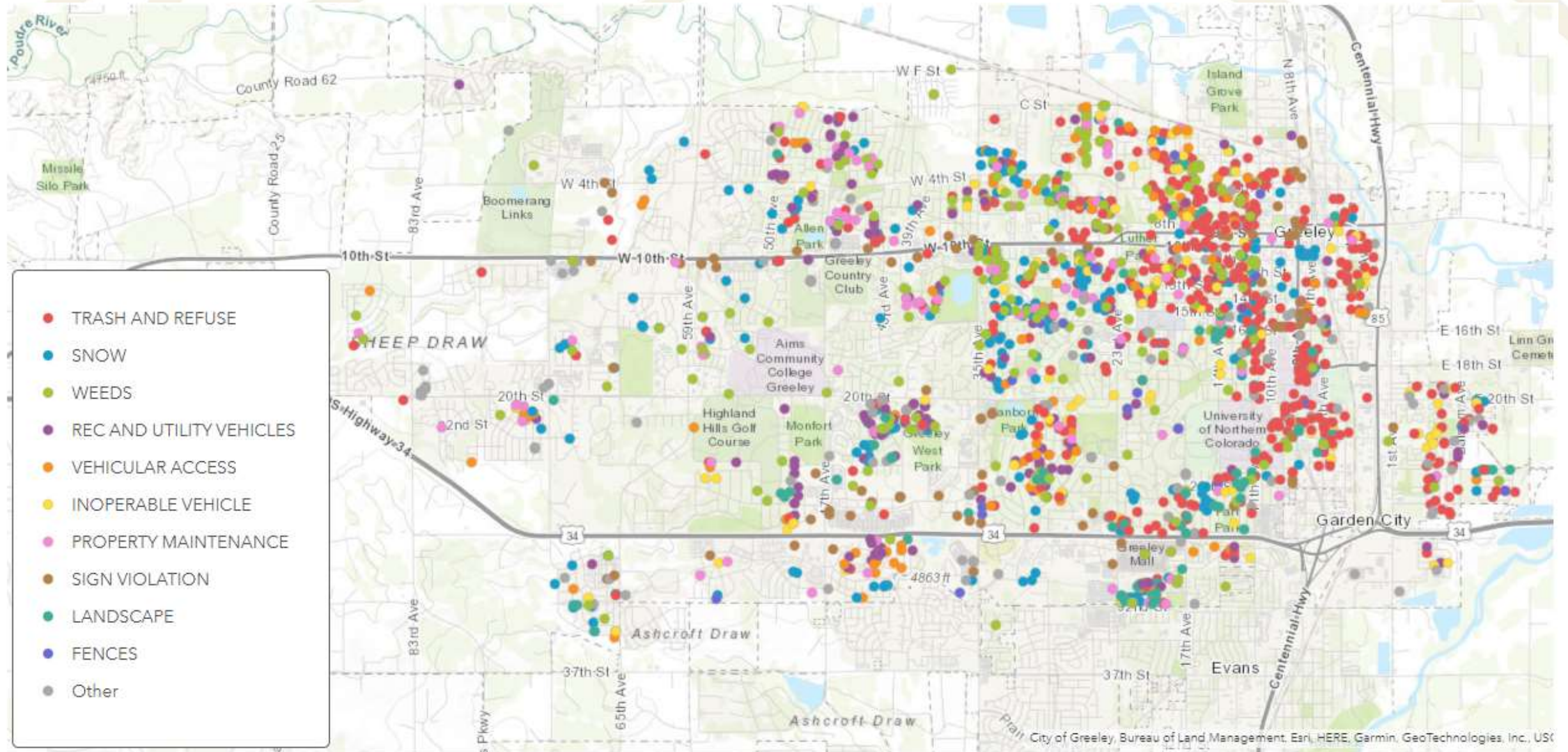
- Average number of daily inspections per inspector increased from 6.38 to 6.97 (9% increase)
- Total inspections increased from 3,411 to 4,837 (42% increase)

## Timely compliance:

87% compliance w/in 3 weeks (from 77%)  
96% compliance w/in 5 weeks (from 92%)  
98% compliance w/in 7 weeks (from 97%)



# 2022 Code Violations (through July)





# Key amendments

## Administrative Sanctions:

- **Simplifies, reorders, and streamlines description of penalties and fines**
- **Graduated minimum fine schedule restated for non-compliant parties (Admin Hearing Officer confirms violation status; code sets minimum fines, AHO can increase up to \$1,000 based on circumstances)**

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# Parking Issues





## Parking infractions

- Sets the number of citations at 5, after which impoundment and removal is an option (with 72 hrs. notice to owner)
- Adds description of qualifications for parking referees who may hear appeals
- Shifts notice for inoperable vehicles to an administrative hearing process (notice of violation) vs. a summons (faster process)
- Adds 'trailer' to definition of a motor vehicle subject to parking enforcement





# Chronic Nuisance Violations

- Reduces the number of convictions or findings of liability required before a property is eligible to be considered for designation as a Public Nuisance and subject to additional fines and penalties and placed on the Public Nuisance Register
  - 2 violations w/in 12 months or
  - 3 violations w/in 18 months
- Continues to include both criminal and administrative findings
- 16 properties would be eligible for this designation





## Vacant and Abandoned Buildings

- Establishes standards for the proper boarding of buildings and securing a property as well as property maintenance in order to minimize attractive nuisance conditions





Questions?