

Code Enforcement Updates

FY 2025



HILLSBOROUGH
NORTH CAROLINA

1

Overview



- \$50,000 allocated in FY 25 for a part-time contracted code enforcement officer
- Early 2025, town-wide, street by street observation of all properties in all neighborhoods
- Identified and sent 38 initial courtesy letters
- Resolved 146 tall grass, junk vehicle, zoning violation, and junk/solid waste cases since January
- Currently have approx. 30 open cases; of those 30 cases about 10 need the town to start the abatement process
- Utilized about \$32,000 of the funds January-June, including ordinance work to be finalized and presented at an upcoming board meeting



HILLSBOROUGH

2

Tall Grass

- Most tall grass notifications result in abatement by the property owner
- Common challenges: disagreements with property owners on where their property lines are and what the mowing responsibilities are with regard to the right of way and/or on slopes and hills
- Other challenges: there are a handful of properties that are vacant/abandoned and/or in foreclosure that don't currently have a legal 'owner' to resolve



HILLSBOROUGH

3

Junk Vehicles

- Most junk vehicle violations result in abatement by the property owner
- Common challenges: just because a vehicle is old and/or 'beat up' doesn't mean it's a junk vehicle, some folks think they're going to 'fix them up' eventually and/or that they have value



HILLSBOROUGH

4

Junk/Solid Waste Accumulations

- About half result in abatement by the property owner
- Common challenges: landlord/tenant disputes over who is responsible, covering up accumulations until it's beyond being able to be cleaned up by a property owner themselves



HILLSBOROUGH

5

Abandoned and Dilapidated Structures



- Most of these properties are in heirs ownership- meaning a family where a parent or parent(s) have passed and left the home to their children and/or multiple family members and almost none of them can be resolved by the property owner(s)
- Common challenges: disagreements among the family on how to resolve the violation, financial challenges or lack of a responsible financial party given the shared ownership



HILLSBOROUGH

6

Future Code Enforcement Needs

- **Budget for abatements-** Staff will need additional budget for administration and the work of abating violations that property owners can't or won't do themselves
- **Update and modernize code enforcement ordinances in Town Code-** Currently ordinances that cover abandoned or dilapidated structures are not sufficient, ordinances for solid waste and junk vehicles need to be modernized and aligned with state statutes, grass ordinances allow the grass to be 8 inches tall and grow for another 21 days before a violation is issued



HILLSBOROUGH

7

Question/Comments/Feedback?

- Example: a citizen asked if SCEI could identify themselves as being with the town via a magnet logo on the vehicle or similar



HILLSBOROUGH

8