

WEEDS & TRASH POLICY & PROCEDURES



Code Enforcement Policy and Procedures Guide for Weeds and Trash

Purpose

The purpose of this guide is to outline the policies and procedures for managing and enforcing codes related to weeds and trash within the jurisdiction. This document is intended to provide a clear and consistent framework for code enforcement officers, property owners, and residents to address these issues effectively.

Scope

This policy and procedures guide applies to all properties within the jurisdiction, including residential, commercial, industrial, and public properties.

1. State Statute & Ordinance

- Oklahoma State Statutes:
 - Title 11-22-111- Cleaning and Mowing of Property
 - Title 11-22-121 – Nuisances
 - Title 63-1-1011 - Health Nuisances - Removal - Collection of Cost of Removal
- City of Bartlesville:
 - Chapter 11 Public Nuisances and Property Enhancement
 - International Property Maintenance Code 2018 or newer

Definitions

- Weeds: Any vegetation that is deemed unsightly, hazardous, or invasive, including grass exceeding a height of twelve (12) inches.
- Trash: Any litter, rubbish, waste, debris, or discarded materials that create a public nuisance, health hazard, or safety risk.

Policy

It is the policy of the jurisdiction to enforce codes and regulations related to weeds and trash. The jurisdiction will respond to and investigate complaints and proactively identify violations. Property owners and occupants are responsible for maintaining their properties in compliance with all applicable codes and regulations.

Procedures

1. Reporting Violations

- Residents, property owners, or any concerned individuals can report suspected code violations through the designated reporting system (e.g., online form, phone, or email).
- Anonymous reports are accepted but may limit the enforcement officer's ability to gather additional information if needed.

2. Inspection and Notice

- Upon receiving a complaint or identifying a potential violation, a code enforcement officer will inspect the property.
- If a violation is confirmed, the officer will issue a courtesy letter to the property owner or occupant, providing a ten (10) days for voluntary corrective action.
- At the end of the ten (10) days of voluntary correction, a code enforcement officer will inspect the property.
- If a violation is confirmed, the officer will immediately order the abatement of violation.

3. Compliance

- Property owners or occupants must correct the violation within the specified timeframe.
- After the timeframe has elapsed, the code enforcement officer will re-inspect the property to confirm compliance.
- If the property complies, the case will be closed.

4. Non-Compliance and Penalties

- If the property owner or occupant fails to correct the violation within the specified timeframe, the jurisdiction will take corrective action at the property owner's expense, such as abatement of weeds and removal of trash.
- The jurisdiction may also take corrective action at the property owner's expense, additional penalties may be imposed, including fines, liens, or legal action.

5. Appeals

- Property owners or occupants may appeal the determination or any penalties imposed by submitting a written appeal to the designated appeals board within the ten days of voluntary notice.
- The abatement officer will review the case and issue a decision, which may uphold, modify, or overturn the original enforcement action.

Education and Outreach

The jurisdiction will engage in ongoing education and outreach efforts to inform residents and property owners about the importance of maintaining their properties in compliance with local codes and regulations. This may include informational materials, workshops, and community events.

Review and Updates

This policy and procedures guide will be reviewed periodically and updated as needed to ensure that it remains effective and relevant to the jurisdiction's needs.

Contact Information

For questions, concerns, or to report a potential violation, please contact the Code Enforcement Division at 918-338-4230