



**PUBLIC NOTICE
THE ELOY CITY COUNCIL
Meets
MONDAY, SEPTEMBER 15, 2025
5:30 PM
ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131
For a
WORK SESSION**

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Unscheduled Public Appearances**
- V. Discussion Items**
 - A. Discussion and Possible Direction Regarding Ordinance Amendments and Additional Fees Related to Abandoned Properties and Vacant Buildings
- VI. Adjournment**

POSTED BY AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE:
www.elayaz.gov

**THE FACILITY WILL BE OPEN TO THE PUBLIC 30 MINUTES PRIOR TO THE
START OF THE MEETING AND SEATING WILL BE AVAILABLE FOR
“REASONABLY ANTICIPATED ATTENDANCE.”**

Celine A. Kidwell, CMC, FCRM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT MICHELLE HALL, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COUNCIL AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: **V.A.**

Date: **9/15/2025**

Date submitted:
09/11/2025

Action: Other

**Subject: Discussion and Possible
Direction Regarding Ordinance
Amendments and Additional Fees
Related to Abandoned Properties and
Vacant Buildings**

Date requested:
9/15/2025

TO: Mayor and City Council

FROM: Stephen Cooper, City Attorney

RECOMMENDATION:

Council discussion and possible direction to staff regarding:

1. Examination of current ordinance provisions addressing abandoned properties and vacant buildings;
2. Potential ordinance amendments to enhance clarity and enforceability; and
3. Consideration of additional fees, penalties, or registration requirements to address the costs and impacts associated with abandoned properties and vacant buildings.

DISCUSSION:

The City Council will consider examining existing ordinance language related to the regulation of abandoned properties and vacant buildings, particularly within the central downtown area and throughout the City. Concerns have been raised regarding the impact of long-term vacancies and neglected structures on public safety, economic vitality, and community appearance.

As part of this review, Council will discuss potential amendments to existing ordinances to strengthen enforcement mechanisms, improve compliance, and provide clearer definitions of abandonment and vacancy. Additionally, options will be presented for the possible imposition of new or increased fees, penalties, or registration requirements for owners of abandoned properties or vacant buildings in order to offset costs associated with monitoring, code enforcement, and public safety responses.

FISCAL IMPACT:

No fiscal impact. For discussion purposes only.

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Stephen R. Cooper". The signature is fluid and cursive, with the first name "Stephen" and last name "Cooper" being the most legible parts. There is a horizontal line drawn across the signature.

Stephen R. Cooper, City Attorney

9-499. Removal of rubbish, trash, weeds, filth, debris and dilapidated buildings; removal by city; costs assessed; collection; priority of assessment; responsibility of payment; definitions

A. The governing body of a city or town, by ordinance, shall compel the owner, lessee or occupant of property to remove from the property and its contiguous sidewalks, streets and alleys any rubbish, trash, weeds or other accumulation of filth, debris or dilapidated buildings that constitute a hazard to public health and safety. An ordinance shall require:

1. Written notice to the owner, the owner's authorized agent or the owner's statutory agent and to the occupant or lessee. The notice shall be served either by personal service or by certified mail. If notice is served by certified mail, the notice shall be mailed to the last known address of the owner, the owner's authorized agent or the owner's statutory agent and to the address to which the tax bill for the property was last mailed. The notice shall be given not less than thirty days before the day set for compliance and shall include the legal description of the property and the cost of such removal to the city or town if the owner, occupant or lessee does not comply. The owner shall be given not less than thirty days to comply. The city or town may record the notice in the county recorder's office in the county in which the property is located. If the notice is recorded and compliance with the notice is subsequently satisfied, the city or town shall record a release of the notice.

2. Provisions for appeal on both the notice and the assessments, unless the removal or abatement is ordered by a court.

3. That any person that recklessly places or causes to be placed any rubbish, trash, filth or debris on any property not owned or under the control of that person:

(a) Is guilty of a class 1 misdemeanor or a civil violation unless that person immediately removes or causes to be removed the rubbish, trash, filth or debris from that property. One hundred percent of any assessed fine or civil penalty shall be deposited in the general fund of the city or town in which the fine or civil penalty was assessed. At least fifty percent of the fine or civil penalty shall be used by the city or town for the purposes of illegal dumping cleanup.

(b) In addition to any fine or penalty imposed for a violation of this section, is liable for all costs that may be assessed pursuant to this section for removing, abating or enjoining the rubbish, trash, filth or debris and for all costs incurred by the owner, lessee, occupant or lienholder of the property in the removal and disposal of the rubbish, trash, filth or debris.

(c) If required to remove any rubbish, trash, filth or debris pursuant to this section, shall provide the city or town with a receipt from a disposal facility or other documentation evidencing lawful disposal of the rubbish, trash, filth or debris.

B. Any person that places or causes to be placed any rubbish, trash, filth or debris on any property that is more than forty acres in size and that is not owned or under the control of that person retains ownership of the rubbish, trash, filth or debris until the person lawfully disposes of the rubbish, trash, filth or debris.

C. The ordinance may provide that if any person with an interest in the property, including an owner, lienholder, lessee or occupant, after notice as required by subsection A, paragraph 1 of this section does not remove or cause to be removed the rubbish, trash, weeds, filth, debris or dilapidated buildings and abate the condition that constitutes a hazard to public health and safety, the city or town may remove, abate, enjoin or cause their removal.

D. The governing body of the city or town may prescribe by ordinance a procedure for the removal or abatement, and for making the actual cost of the removal or abatement, including the actual costs of any additional inspection and other incidental connected costs, an assessment on the property from which the rubbish, trash, weeds, buildings or other accumulations are removed or abated.

E. The ordinance may provide that the cost of removal, abatement or injunction of the rubbish, trash, weeds, filth, debris or dilapidated buildings from any property, and associated legal costs for abatement or injunctions, shall be assessed on the property from which the rubbish, trash, weeds, accumulations or dilapidated buildings are removed, abated or enjoined. The city or town may record the assessment in the county recorder's office in the county in which the property is located, including the date and amount of the assessment, the legal description of the property and the name of the city or town imposing the assessment. Any assessment recorded after July 15, 1996 is prior and superior to all other liens, obligations, mortgages or other encumbrances, except liens for general taxes. A sale of the property to satisfy an assessment obtained under this section shall be made on judgment of foreclosure and order of sale. A city or town shall have the right to bring an action to enforce the assessment in the superior court in the county in which the property is located at any time after the recording of the assessment, but failure to enforce the assessment by such action shall not affect its validity. The recorded assessment is prima facie evidence of the truth of all matters recited in the assessment and of the regularity of all proceedings before the recording of the assessment. The assessment provided for in this subsection shall not be levied against state or federal property.

F. Assessments that are imposed under this section run against the property until paid and are due and payable in equal annual installments as follows:

1. Assessments of less than \$500 shall be paid within one year after the assessment is recorded.

2. Assessments of \$500 or more but less than \$1,000 shall be paid within two years after the assessment is recorded.

3. Assessments of \$1,000 or more but less than \$5,000 shall be paid within three years after the assessment is recorded.

4. Assessments of \$5,000 or more but less than \$10,000 shall be paid within six years after the assessment is recorded.

5. Assessments of \$10,000 or more shall be paid within ten years after the assessment is recorded.

G. An assessment that is past due accrues interest at the rate prescribed by section 44-1201.

H. A prior assessment for the purposes provided in this section shall not be a bar to a subsequent assessment or assessments for these purposes, and any number of assessments on the same property may be enforced in the same action.

I. This section applies to all cities and towns organized and operating under the general law of this state, and cities and towns organized and operating under a special act or charter.

J. Notwithstanding subsection F of this section, for residential property of four or fewer units, a city or town may not require payment of the assessments imposed under this section by the homeowner if the property was serving as a rental and had a tenant during the time of the removal of the rubbish, trash, filth or debris.

K. The governing body of a city or town may not impose a fine, penalty or assessment for a violation of this section until the notice requirement of subsection A, paragraph 1 of this section has been met and the time to

request an appeal of the notice and the assessment as required pursuant to subsection A, paragraph 2 of this section has elapsed.

L. For the purposes of this section:

1. "Dilapidated building" means any real property structure that is likely to burn or collapse and its condition endangers the life, health, safety or property of the public.

2. Owner does not include a state or federal landowner.

3. "Property" includes real property and structures on the real property.

Sec. 39-49. Administration and enforcement.

This article will be administered and enforced pursuant to Chapter 39, Article III of the Phoenix City Code. (Ord. No. G-7203, § 2, 2023)

The Phoenix City Code is current through Ordinance G-7402, passed July 2, 2025.

Disclaimer: The City Clerk's Office has the official version of the Phoenix City Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: www.phoenix.gov

Hosted by General Code.

Sec. 39-50. Properties required to be registered.

A. An owner shall register the following properties on the vacant property registry if the properties are vacant for 30 or more days:

1. Nonresidential properties;
2. Residential properties with 50 or more dwelling units that are 100 percent unoccupied by the owner or legal occupant; or
3. Unimproved land that is 10,000 or more square feet in size.

B. Failure by an owner to comply with the requirements of this section is a violation of this article. (Ord. No. G-7203, § 2, 2023)

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Sec. 39-51. Vacant property registry information.

- A. The owner of a vacant property shall register the vacant property with the vacant property registry established by the Phoenix Neighborhood Services Department.
- B. The owner of a vacant property shall provide the following information in the vacant property registry:
1. The street address and Maricopa County Assessor's parcel number for the vacant property;
 2. If the vacant property is owned by a person, the name, address, email address, and telephone number of the vacant property owner;
 3. If the vacant property is owned by an entity other than a person, the name, address, email address, and telephone number for the current statutory agent and the following information as applicable:
 - a. For a corporation, a corporate officer;
 - b. For a partnership, a general partner;
 - c. For a limited liability company, the managing or administrative member;
 - d. For a limited partnership, a general partner;
 - e. For a trust, a trustee;
 - f. For a real estate investment trust, a general partner or an officer; or
 - g. For any other entity, a person with the authority to act on behalf of the entity.
 4. The name, address, email address, and telephone number for the agent designated by the owner according to [Section 39-52](#).
 5. The name, address, email address, and telephone number of any entity or person responsible for managing or maintaining the vacant property.
 6. The name, address, email address, and telephone number of an emergency contact for the vacant property. (Ord. No. G-7203, § 2, 2023)

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Sec. 39-52. Owner's responsibilities; designation of agent.

A. An owner of a registered property shall:

1. Act as a point of contact for City officials, including police officers, firefighters, and code enforcement officers; and
2. Be at the vacant property, or be available by phone or text, within 30 minutes after receiving a request from police officers, firefighters, or code enforcement officers.

B. If an owner of a registered property lives in this State the owner may appoint a designee or agent that will abide by the obligations and responsibilities of this section.

C. If an owner of a registered property lives outside this State or is an in-State corporate entity it shall designate a local agent that lives in this State. The owner shall require the local agent to abide by the obligations and responsibilities of this section.

D. Failure by an owner to comply with the requirements of this section is a violation of this article. (Ord. No. G-7203, § 2, 2023)

The Phoenix City Code is current through Ordinance G-7402, passed July 2, 2025.

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Sec. 39-53. Obligation to keep registry information current; annual verification requirement.

A. An owner of a registered property shall update any information required by this article within ten days of any change to that information.

B. An owner of a registered property shall verify the information in the vacant property registry every 12 months from either:

1. The date of their initial registration if no changes or updates have been made within the last 12 months; or
2. The date of the most recent change or update made to the information in the vacant property registry.

C. Failure by an owner to comply with the requirements of this section is a violation of this article. (Ord. No. G-7203, § 2, 2023)

The Phoenix City Code is current through Ordinance G-7402, passed July 2, 2025.

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Hosted by General Code.

Sec. 39-54. Removal of vacant property from vacant property registry.

To remove a registered property from the vacant property registry, the owner of a registered property must request deactivation from the vacant property registry and attest that the property is no longer vacant according to this article. (Ord. No. G-7203, § 2, 2023)

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Sec. 39-55. Penalties.

A. The remedies herein are cumulative, and the City may proceed under one or more such remedies.

B. Notwithstanding Section 39-16, the penalties for violations of this section are as follows:

1. Any owner who causes, permits, facilitates, or aids or abets any violation of any provision of this article or who fails to perform any act or duty required by this article is subject to a civil sanction of not less than \$500.00. Any owner who commits a second violation of this article within 36 months of the commission of a prior violation of this article shall be subject to a civil sanction of not less than \$750.00. Any owner who commits a third or subsequent violation of this article within 36 months of the commission of a violation of this article shall be subject to a civil sanction of not less than \$1,000.00.

2. The 36-month period provision of subsection (B)(1) of this section shall be calculated by the dates the violations were committed.

C. Each day any violation of any provision of this article or the failure to perform any act or duty required by this article exists shall constitute a separate violation or offense. (Ord. No. G-7203, § 2, 2023)

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REFERENCE TITLE: vacant; abandoned buildings; ordinances

**State of Arizona
House of Representatives
Fifty-fourth Legislature
Second Regular Session
2020**

HB 2705

**Introduced by
Representatives Shope: Campbell, Cook, Payne, Senator Pratt**

AN ACT

PROVIDING FOR TRANSFERRING AND RENUMBERING; AMENDING SECTION 9-500.21, ARIZONA REVISED STATUTES; AMENDING TITLE 9, ARIZONA REVISED STATUTES, BY ADDING CHAPTER 14; RELATING TO PROPERTY.

(TEXT OF BILL BEGINS ON NEXT PAGE)

Be it enacted by the Legislature of the State of Arizona:

Section 1. Transfer and renumber

Section 9-499, Arizona Revised Statutes, is transferred and renumbered for placement in title 9, chapter 14, article 1, as section 9-1461.

Sec. 2. Section 9-500.21, Arizona Revised Statutes, is amended to read:

9-500.21. Civil enforcement of municipal ordinances

A city or town that classifies ordinance violations as civil offenses shall establish procedures to hear and determine these violations that may include THE FOLLOWING:

1. Filing of a complaint before a hearing officer. The city or town magistrate may serve as a hearing officer or the city or town may appoint a separate hearing officer.

2. Timely notice of the citation to the violator. If the city or town is unable to personally serve the notice, the notice may be served in the same manner prescribed for alternative methods of service by the Arizona rules of civil procedure or by certified or registered mail, return receipt requested.

3. Procedures for the hearing, record on appeal, default by a defendant and rules of evidence that generally comply with those for civil traffic offenses.

4. Imposition of a civil penalty. At the conclusion of the hearing, the hearing officer shall determine whether a violation exists and, if so, may impose civil penalties of up to the maximum amount specified in section 9-240 for ordinance violations for each day a violation exists beyond the initial notice constituting a separate offense. The hearing officer may also order abatement of the violation pursuant to section 9-499 9-1461.

5. A provision that if the violator does not comply with a civil enforcement action, the city or town may file a criminal charge. A civil enforcement action is not a prerequisite to the filing of a criminal charge.

6. Judicial review of the final decisions of the hearing officer pursuant to section 12-124.

Sec. 3. Title 9, Arizona Revised Statutes, is amended by adding chapter 14, to read:

CHAPTER 14

PROPERTY

ARTICLE 1. VACANT AND ABANDONED BUILDINGS

9-1462. Registration; inspection and maintenance requirements; fees; administration; enforcement; definitions

A. THE GOVERNING BODY OF A CITY OR TOWN MAY ADOPT, IMPLEMENT AND ENFORCE AN ORDINANCE THAT ESTABLISHES REGISTRATION, INSPECTION AND MAINTENANCE REQUIREMENTS FOR A BUILDING THAT IS VACANT OR ABANDONED FOR MORE THAN ONE HUNDRED FIFTY DAYS.

B. THE ORDINANCE MUST INCLUDE ALL OF THE FOLLOWING:

1. REGISTRATION REQUIREMENTS, INCLUDING THE NAME, RESIDENCE OR BUSINESS ADDRESS, TELEPHONE NUMBER AND EMAIL ADDRESSES OF EACH OWNER OF THE VACANT OR ABANDONED BUILDING. AN OWNER RESIDING OUTSIDE OF THIS STATE MUST PROVIDE THE NAME AND ADDRESS OF A PERSON WHO RESIDES IN THIS STATE WHO IS AUTHORIZED TO ACCEPT SERVICE OF PROCESS AND NOTICES ON BEHALF OF THE OWNER AND WHO IS DESIGNATED AS A RESPONSIBLE LOCAL PARTY OR AGENT FOR THE PURPOSES OF NOTIFICATION IN THE EVENT OF AN EMERGENCY.

2. PROPERTY STANDARDS FOR VACANT OR ABANDONED BUILDINGS THAT REQUIRE THE OWNER TO SECURE THE PROPERTY, ENSURE BUILDINGS ARE STRUCTURALLY SOUND, MAINTAIN UTILITY CONNECTIONS REQUIRED FOR FIRE PROTECTION AND SECURITY, MAINTAIN ALL STRUCTURES, FENCES AND YARDS PURSUANT TO THE CITY OR TOWN CODE AND MAINTAIN THE BUILDING AND PROPERTY IN A SANITARY, SAFE AND SECURE MANNER.

3. REQUIREMENTS THAT A VACANT OR ABANDONED BUILDING BE INSPECTED. WHEN CARRYING OUT INSPECTIONS, THE CITY OR TOWN SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 9-833. THE CITY OR TOWN MAY REQUIRE THE OWNER TO MAKE A REQUEST FOR INSPECTION. THE CITY OR TOWN INSPECTOR MUST EXAMINE WHETHER THE VACANT OR ABANDONED BUILDING IS SECURE FROM TRESPASSERS, IS SAFE FOR ENTRY BY FIREFIGHTERS AND POLICE OFFICERS IN AN EMERGENCY,

PRESENTS A HAZARD TO THE PUBLIC OR IMPEDES EFFORTS TO REHABILITATE OR MAINTAIN SURROUNDING PROPERTIES. A VACANT OR ABANDONED BUILDING THAT IS A HAZARD TO PUBLIC HEALTH AND SAFETY IS SUBJECT TO SECTION 9-1461 AND APPLICABLE CITY OR TOWN CODE. IF THE OWNER FAILS TO REQUEST A REQUIRED INSPECTION OR REFUSES TO CONSENT TO AN INSPECTION INITIATED BY THE CITY OR TOWN OR IT IS NOT POSSIBLE TO REASONABLY OBTAIN CONSENT FROM THE OWNER, THE CITY OR TOWN SHALL OBTAIN A SEARCH WARRANT FOR THE INSPECTION OF THE VACANT OR ABANDONED BUILDING OR PROPERTY IN COMPLIANCE WITH TITLE 13, CHAPTER 38, ARTICLE 8. IF A VACANT OR ABANDONED BUILDING IS OWNED BY MORE THAN ONE PERSON, CONSENT FOR INSPECTION MAY BE OBTAINED FROM ANY ONE OF THE OWNERS.

4. NOTICE PROVISIONS FOR REGISTRATION, INSPECTION AND MAINTENANCE REQUIREMENTS AND ASSESSMENT OF FEES OR OTHER PENALTIES. THE CITY OR TOWN MUST PROVIDE NOTICES IN WRITING BY CERTIFIED MAIL TO THE LAST KNOWN ADDRESS OF THE OWNER OR THE ADDRESS TO WHICH THE TAX BILL FOR THE PROPERTY ON WHICH THE BUILDING IS LOCATED WAS LAST MAILED. THE NOTICE SHALL INCLUDE THE LEGAL DESCRIPTION OF THE PROPERTY, THE FEE OWED TO THE CITY OR TOWN PURSUANT TO THIS SECTION AND ANY PENALTY IF THE OWNER DOES NOT COMPLY.

5. REQUIREMENTS FOR THE OWNER TO PROVIDE PROOF OF AN INSURANCE POLICY THAT SHOWS SUFFICIENT LIABILITY COVERAGE FOR THE VACANT OR ABANDONED BUILDING.

6. AN APPEAL PROCESS FOR THE OWNER TO CHALLENGE ANY DETERMINATION MADE PURSUANT TO THE ORDINANCE. THE OWNER MAY APPEAL THE FINAL DECISION BY THE CITY OR TOWN TO THE SUPERIOR COURT OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED WITHIN THIRTY DAYS AFTER THE DECISION IS RENDERED.

C. THE CITY OR TOWN MAY CHARGE FEES AGAINST AN OWNER FOR REGISTRATION AND INSPECTION OF THE VACANT OR ABANDONED BUILDING AND OWNERS SHALL BE JOINT AND SEVERALLY LIABLE FOR THE PAYMENT OF SUCH FEES. THE ORDINANCE SHALL PROVIDE PROCEDURES FOR ADMINISTERING AND ENFORCING THE FEES FOR REGISTRATION AND INSPECTIONS AND PAYING AND COLLECTING THE FEES. THE CITY OR TOWN SHALL SEPARATELY ACCOUNT FOR FEES COLLECTED UNDER THIS SECTION, WHICH SHALL BE USED AS FOLLOWS:

1. TO IMPROVE AND MAINTAIN PUBLIC SAFETY IN AND AROUND VACANT OR ABANDONED BUILDINGS AND PROPERTIES.

2. TO ADMINISTER THE VACANT OR ABANDONED BUILDING REGISTRATION, INSPECTION AND MAINTENANCE REQUIREMENTS ESTABLISHED PURSUANT TO THIS SECTION.

3. TO REPAIR, CLOSE OR DEMOLISH A VACANT OR ABANDONED BUILDING AS AUTHORIZED BY SECTION 9-1461.

D. THE CITY OR TOWN MAY GRANT A WAIVER FROM FEES FOR A VACANT BUILDING ON A FAVORABLE INSPECTION OR AN EXTENSION TO COMPLY WITH THE REGISTRATION, INSPECTION AND MAINTENANCE REQUIREMENTS FOR A VACANT OR ABANDONED BUILDING IF THE OWNER SHOWS GOOD CAUSE FOR WHY THE OWNER IS UNABLE TO OCCUPY THE BUILDING FOR A DETERMINED PERIOD OF TIME AND THE BUILDING OR PROPERTY IS NOT A NUISANCE OR A HAZARD TO THE PUBLIC. DELINQUENT FEES ARE NOT ELIGIBLE FOR A FEE WAIVER.

E. A BUILDING THAT IS VACANT OR ABANDONED MAY NOT BE RECLASSIFIED AS AN UNOCCUPIED STRUCTURE UNTIL THE BUILDING NO LONGER MEETS THE DEFINITION OF ABANDONED PURSUANT TO SUBSECTION I, PARAGRAPH 1 FOR A MINIMUM PERIOD OF NINETY DAYS AND THE OWNER HAS COMPLIED WITH THE REGISTRATION, INSPECTION AND MAINTENANCE REQUIREMENTS UNDER THIS SECTION, INCLUDING THE PAYMENT OF FEES.

F. THE GOVERNING BODY OF A CITY OR TOWN MAY LIMIT THE REGISTRATION, INSPECTION AND MAINTENANCE REQUIREMENTS TO ONE OR MORE ZONING DISTRICTS.

G. THIS SECTION DOES NOT IMPOSE A DUTY, OBLIGATION OR REQUIREMENT THAT A CITY OR TOWN UNDERTAKE SUCH REPAIRS, DEMOLITION OR MAINTENANCE MEASURES THAT REMAIN THE OBLIGATION AND RESPONSIBILITY OF THE OWNER. COSTS OF REPAIRS, DEMOLITION AND MAINTENANCE AND RELATED LEGAL AND ADMINISTRATIVE COSTS INCURRED BY THE CITY OR TOWN TO SECURE THE VACANT OR ABANDONED BUILDING ARE TO BE PAID BY THE OWNER. THE CITY OR TOWN MAY FILE LIENS ON REAL PROPERTY TO COLLECT AMOUNTS OWED TO THE CITY OR TOWN FOR DELINQUENT FEES AND COSTS INCURRED BY THE CITY OR TOWN FOR REPAIRS, DEMOLITION OR MAINTENANCE MEASURES TO THE VACANT OR ABANDONED BUILDING.

H. AN OWNER MAY NOT AVOID COMPLIANCE OR LIABILITY WITH THIS SECTION BY TRANSFERRING THE PROPERTY TO ONE OR MORE PERSONS OR ENTITIES THAT ARE CONTROLLED BY THE OWNER OR A SUBSIDIARY OR AN AFFILIATE OF THE OWNER.

I. THIS SECTION DOES NOT APPLY TO AN UNOCCUPIED STRUCTURE.

J. FOR THE PURPOSES OF THIS SECTION:

1. "ABANDONED" MEANS A BUILDING THAT IS VACANT AND TWO OR MORE OF THE FOLLOWING CONDITIONS EXIST ON THE PROPERTY:

(a) ACCUMULATION OF TRASH, JUNK OR DEBRIS OR HAZARDOUS, NOXIOUS OR UNHEALTHY SUBSTANCES OR MATERIALS.

(b) ABSENCE OF FURNISHINGS OR WINDOW COVERINGS.

(c) AT LEAST ONE FILED REPORT TO LAW ENFORCEMENT INVOLVING TRESPASSING, VANDALISM OR OTHER ILLEGAL ACTS BEING COMMITTED AT THE PROPERTY WITHIN THE PRECEDING ONE HUNDRED FIFTY DAYS.

(d) THE PROPERTY IS OPEN AND UNPROTECTED OR THERE IS EVIDENCE OF DILAPIDATION, DECAY, DETERIORATION DUE TO EXPOSURE TO THE ELEMENTS OR DAMAGE DUE TO WIND, FIRE, FLOOD OR PESTS.

(e) NONPAYMENT OR DISCONNECTION OF GAS, ELECTRICAL, WATER OR WASTEWATER UTILITIES.

(f) CONSTRUCTION WAS INITIATED ON THE PROPERTY AND WAS DISCONTINUED BEFORE THE CITY OR TOWN ISSUED A CERTIFICATE OF OCCUPANCY, OR ITS EQUIVALENT, LEAVING THE BUILDING UNSUITABLE FOR OCCUPANCY, AND NO CONSTRUCTION HAS TAKEN PLACE FOR AT LEAST ONE HUNDRED FIFTY DAYS OR SUCH OTHER PERIOD PURSUANT TO THE CITY OR TOWN BUILDING CODE IN EFFECT AT THE TIME CONSTRUCTION WAS INITIATED, WHICHEVER IS LESS.

(g) MORE THAN ONE WINDOW OR DOOR ON THE PROPERTY IS BOARDED UP, CLOSED OFF, SMASHED THROUGH, BROKEN, UNHINGED, CONTINUOUSLY UNLOCKED OR IS IN AN UNREPAIRED OR UNSECURED STATE.

(h) THERE ARE ONE OR MORE WRITTEN COMPLAINTS BY NEIGHBORS OR REPRESENTATIVES OF A COMMUNITY ASSOCIATION INDICATING THE BUILDING OR PROPERTY CONTAINS ANY OF THE FACTORS PRESCRIBED IN SUBDIVISION (a), (b), (d), (f) OR (g) OF THIS PARAGRAPH.

2. "OWNER":

(a) MEANS A PERSON OR ENTITY THAT INDIVIDUALLY OR JOINTLY WITH OTHERS:

(i) HAS LEGAL TITLE TO THE PROPERTY, WITH OR WITHOUT ACTUAL POSSESSION OF THE PROPERTY.

(ii) HAS CHARGE, CARE OR CONTROL OF THE PROPERTY AS AN AUTHORIZED AGENT, GUARDIAN OR CONSERVATOR OF THE OWNER.

(iii) IS AN EXECUTOR, ADMINISTRATOR, TRUSTEE OR PERSONAL REPRESENTATIVE OF THE ESTATE OF THE OWNER.

(iv) IS ENTITLED TO CONTROL OR DIRECT THE MANAGEMENT OR DISPOSITION OF THE PROPERTY.

(b) DOES NOT INCLUDE THIS STATE OR THE FEDERAL GOVERNMENT.

3. "UNOCCUPIED STRUCTURE" MEANS A BUILDING UNDER CONSTRUCTION OR POSSESSING AN ISSUED CERTIFICATE OF OCCUPANCY, OR ITS EQUIVALENT, THAT DOES NOT MEET THE DEFINITION OF ABANDONED PURSUANT TO PARAGRAPH 1 OF THIS SUBSECTION, AND THE OWNER IS ACTIVELY SEEKING OCCUPANCY THROUGH SALE OR LEASE OF THE PROPERTY THROUGH CUSTOMARY COMMERCIAL METHODS, INCLUDING BONA FIDE RENTAL OR SALE SIGNS ON THE PROPERTY OR THE LISTING OF THE PROPERTY ON A MULTIPLE LISTING SERVICE.

4. "VACANT":

(a) MEANS A BUILDING NO LONGER USED OR OCCUPIED BY ITS OWNER OR OTHER LEGALLY ALLOWED OCCUPANT.

(b) DOES NOT INCLUDE AN UNOCCUPIED STRUCTURE.

Chapter 16

NEIGHBORHOOD PRESERVATION*

* **Editors Note:** Ord. No. 9816, §§ 1--13, adopted Feb. 24, 2003, repealed various provisions of Chs. 6, 11 and 15. Section 15 of said Ord. No. 9816 enacted provisions designated as a new Ch. 16 to read as herein set out. The disposition of former Code sections and their respective new designations is as shown below:

NEIGHBORHOOD PRESERVATION ORDINANCE DISPOSITION TABLE

Showing where the subject matter of former sections of the Tucson City Code is incorporated in the Neighborhood Preservation Ordinance, effective _____, 200__.

Former section(s)	Subject matter	New section(s)
6-66--6-68	Dangerous buildings and slum property	16-12; 16-14; 16-20--16-28
6-71--6-73	Minimum housing requirements	16-11; 16-12
11-46	Public nuisance	16-34
11-65	Junked motor vehicles	16-15
11-71--11-84	Noise	16-31
11-130--11-135	Graffiti	16-30
11-140--11-145	Loud or unruly gatherings	16-32
11-170--11-170.3	Registration of residential rental properties	16-20,16-21
15-7--15-10	Accumulation of refuse and vegetation; illegal dumping and littering; persons liable; duty to remove weeds and refuse from abutting sidewalks, streets and alleys; abatement by city; composting; and burning of refuse	16-13; 16-33
15-75	Placing rubbish, trash, filth or debris upon the property of another or public property	16-33

Art. I. General Provisions, §§ 16-1--16-9

Art. II. Maintenance Standards, §§ 16-10--16-19

Art. III. Slum Property, §§ 16-20--16-29

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ARTICLE I.

GENERAL PROVISIONS

Sec. 16-1. Title.

This chapter shall be known as the "Neighborhood Preservation Ordinance of the City of Tucson," and may be cited as such, and will be referred to hereinafter as "chapter."

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-2. Purpose and scope; application of other codes.

(a) The purpose of this chapter is to promote and preserve the health, safety and welfare of the citizens of Tucson, Arizona, and to protect residents and neighborhoods against hazardous, blighting and deteriorating influences or conditions that diminish quality of life and contribute to the downgrading of neighborhood property values. This chapter serves these purposes by establishing minimum standards for the condition of the interior of residential buildings; by establishing requirements for maintenance of all residential and nonresidential buildings, structures of whatever kind, and vacant and improved land; and by prohibiting acts and conduct that diminish quality of life. Unless specifically provided otherwise, this chapter shall apply to all buildings, structures and lands within the city without regard to the use or the date of construction, improvement or alteration.

(b) This chapter shall be applied fairly, sensibly, consistently, and reasonably to promote the maintenance of all existing buildings and land in the city. The intent is to ensure that individuals and families do not suffer undue hardship.

(c) This chapter shall not require changes in existing buildings and utilities when alterations were installed and have been maintained in accordance with the building code in effect at the time of construction or alteration of the subject building or utilities. This subsection does not apply when the building has been determined to be an imminent hazard, unsafe, unhealthy, or deteriorated, when the building has been moved to another location, or in connection with the requirements of section 16-11.

(d) Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the building, administrative and technical codes adopted by this jurisdiction and in effect at the time of such repair, addition or alteration.

(e) To the extent that any provision of this chapter conflicts with or is preempted by any state or federal law, including state and federal laws concerning the construction and maintenance of manufactured homes and mobile homes, the provision of this chapter shall not apply.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-3. Definitions.

[For the purpose of this chapter, and unless the context plainly requires otherwise, the following terms, phrases, and words shall have the meaning given herein:]

Acceptable evidence of age is limited to the following:

- (1) An unexpired driver's license issued by any state or Canada, provided such license includes a picture of the licensee;
- (2) A nonoperating identification license issued pursuant to A.R.S. Tit. 28;
- (3) An armed forces identification card; or
- (4) A valid unexpired passport or border crossing identification card which is issued by a government or voter card issued by the government of Mexico and which contains a photograph of the person and the date of birth.

Addressing official means the official(s) designated and authorized by the city manager to make determinations regarding the address display requirements set forth in this chapter; or any authorized representative or designee of that official.

Attractive nuisance means a condition that may reasonably be expected to attract children and that is dangerous to children because of their inability to appreciate the hazard.

Broad-tipped indelible marker means any felt-tip marker or similar implement which contains a fluid which is not water soluble and which has a flat or angled writing surface one-half (1/2) inch or greater.

Building means a structure having a roof supported by columns, posts, or walls and intended for the shelter, housing, or enclosure of any person, entity, animal, process, equipment, goods, or materials of any kind or nature.

Building code means the code adopted by this jurisdiction regulating the design and construction of buildings and structures.

Building official means an officer or other person designated and authorized by the city manager to enforce and administer the provisions of this chapter; or the building official's authorized representative.

Code official means the official(s) designated and authorized by the city manager to administer and enforce this chapter, or any duly authorized representative or designee of that official. Code official includes any peace officer, fire code official, city code enforcement officer or designated refuse officer. In the context

of violations that are classified exclusively as criminal offenses in this chapter, the code official is the chief of police or the chief's designee.

Commercial property means any property occupied by a business or businesses which sell, rent, trade or store goods, or which provide a service.

Contain or *contained* means to hold, store, bundle, stack or offer for collection in a manner, receptacle or location authorized by the Tucson Code or by rules and regulations promulgated under the Code.

Contiguous means, relating to property or residences, property that shares or abuts the boundary line or edge of the immediately adjacent property.

dB(A) means the intensity of a sound expressed in decibels read from a calibrated sound level meter utilizing the A-level weighing scale, which most closely approximates the auditory sensitivity of the human ear.

dB(C) means the intensity of a sound expressed in decibels read from a calibrated sound level meter utilizing the C-level weighing scale, which is more sensitive to low frequency sound than the A-level weighing scale.

Debris means a substance of little or no apparent economic value, including but not limited to, deteriorated lumber, old newspapers, furniture parts, appliance parts, discarded sinks, cabinets, discarded household fixtures, car parts, tires, discarded clothing, abandoned, broken or neglected equipment, or the scattered remains of items.

Dilapidated means a condition relating to a structure and consisting of multiple violations of the Tucson Code such that the structure is in an obvious and serious state of disrepair.

Dwelling means the same meaning as "dwelling unit."

Dwelling unit means any building or a portion thereof that is designed, occupied, or intended for occupancy as living quarters exclusively for a single household.

Etch means to permanently alter a surface by use of an etching solution.

Etching solution means any product or compound manufactured for the purpose of permanently altering a glass or other surface.

Excavation means any well, shaft, basement, pit, tunnel, trench, hole or other like or similar removal of earth material.

Garbage means all animal and vegetable and food wastes resulting from the handling, preparation, cooking or consumption of foods, or refuse or recyclables that have been contaminated by garbage, or other such matter the accumulation of which may create a nuisance or be deleterious to public health or offensive to sight or smell.

Graffiti means initials, slogans, figures, inscriptions, marks, designs or drawings written, spray-painted, etched, sketched or otherwise applied on a sidewalk, wall, building, fence, sign, windows or any other structure or surface without consent of the owner.

Graffiti abatement official means the city official designated by the city manager to abate graffiti and otherwise enforce the provisions of section 16-30 of this chapter.

Greenwaste means wastes consisting solely of vegetative materials, including but not limited to, tree trimmings, tree limbs, yard clippings, leaves, grass, weeds, branches, brush, and shrubs. Palm fronds and cactus are not greenwaste.

Handbill includes any sign, notice, placard, poster, paper, advertising circular, sticker, card, leaflet, or other similar item calculated to attract the attention of the public.

Health hazard means the presence of any conditions or item(s) that adversely impact or jeopardize the well being or health of an individual. Such conditions or items include evidence of occupancy without adequate water and sanitation facilities, or may include the presence of human or animal waste, medical or biological waste, drug paraphernalia, gaseous or combustible materials, radioactive waste, dangerous or corrosive chemicals or liquids, flammable or explosive materials, friable asbestos, offal and decay matter.

Imminent hazard means a condition that places a person's life, health, or property in immediate, impending peril, or could cause serious or life-threatening injury or death at any time.

Industrial property means any property occupied by land uses whose primary operation involves manufacturing, assembling, processing or otherwise treating raw materials, semifinished products, or finished products, for packaging and distribution to either wholesale or retail markets.

Infestation means the apparent presence of unpleasant, damaging, or unhealthful insects, rodents, reptiles or pests.

Junked or inoperable vehicle means any vehicle, including any motor vehicle and any other device in, upon or by which a person or property may be transported or drawn on a street, including but not limited to trailers and camper shells but excluding devices moved by human power, that exhibits one or more of the following conditions: wrecked, partially or fully dismantled, abandoned, stripped, inoperative, inoperable, scrapped, or unable to be safely operated.

Litter means to cause a condition of uncontained refuse, debris or trash.

Manufactured home shall have the same meaning as defined in A.R.S. § 41-2142(24) or its successor provision.

Mobile home shall have the same meaning as defined in A.R.S. § 41-2142(26) or its successor provision.

Motor vehicle means any self-propelled land vehicle which can be used for transporting persons or property.

Outdoor storage means any small machinery, appliances, neatly stored building material, landscaping materials or equipment, junk motor vehicles (storage must meet restrictions outlined in section 16-15), personal property including household goods, boxes or furniture which is not placed for outdoor use and neatly stacked fire wood. Outdoor storage items do not include garbage, refuse or debris.

Owner means, as applied to a building, structure, or land, any part owner, joint owner, tenant in common, joint tenant or tenant by the entirety of the whole or a part of such building, structure or land.

Person means any natural person, firm, partnership, association, corporation, company or organization of any kind, but not the federal government, state, county, city or political subdivision of the state.

Plainly audible means any sound that a person can detect using his or her unaided hearing faculties.

Private property means any real property not owned by the federal government, state, county, city or political subdivision of the state.

Property line means the line that represents the boundary of property (including an apartment, condominium, room or other dwelling unit) owned, leased or otherwise occupied by a person, business, corporation or institution. In cases involving sound from an activity on a public street or other public right-of-way, the property line shall be the nearest boundary of the public right-of-way.

Recyclable materials (also *recyclables*) means those materials that are listed in the rules, procedures and regulations promulgated by the director of utility services as having recycle value.

Refuse means all waste materials, including but not limited to greenwaste, garbage, waste generated by animals or pets, or recyclables.

Resident means a person that lives in a residence, or a responsible party. Unless specifically used in another context, resident assumes the premises owner, occupant, tenant, lessor, lessee, resident, manager, or licensee to whom a garbage or recycling container has been assigned.

Residential property means a property where the dominant use is nontransient occupancy of residential dwelling units.

Responsible party means an occupant, lessor, lessee, manager, licensee, or person having control over a structure or parcel of land; and in any case where the demolition of a structure is proposed as a means of abatement, any lienholder whose lien is recorded in the official records of the Pima County Recorder's Office.

Sidewalk area means that portion of a street between the curblines, or the lateral lines of a roadway, and the adjacent property lines, whether identified on the ground as a pedestrian walkway or not.

Solidified paint marker means a device that contains paint or other substance in a solid or semi-solid form and releases the paint or other substance in a manner capable of marking surfaces.

Sound amplification system means any device, instrument or system, whether electrical or mechanical or otherwise, for amplifying sound or for producing or reproducing sound, including but not limited to any radio, stereo, musical instrument, compact disc, or sound or musical recorder or player.

Sound level meter means an instrument used to measure the intensity of sound that satisfies American National Standards Institute (ANSI) standard S1.4 for type 1 or type 2 sound level meters, or an instrument that will provide equivalent data.

Store means to park, leave, locate, keep, maintain, deposit, allow to remain or allow to have a physical presence.

Structure means a physical element that is erected or constructed with a fixed location on the ground, or is attached to another physical element having a fixed location at, below, or above grade. The term includes, but is not limited to, buildings, walls, fences, posts, patios, improvements and other structures that are constructed or placed on the land.

Uncontained refuse means any refuse that is not contained according to the provisions of this chapter or authorized by the rules, procedures and regulations promulgated by the director of utility services.

Vacant and unsecured building or structure means any vacant or abandoned building or structure, regardless of whether or not the building or structure is surrounded in whole or in part by a fence or wall, that is: (1) a fire or health hazard because of the accumulation of weeds, debris, or flammable or combustible waste or refuse; or (2) an attractive nuisance or hazard to the public because unsecured doorways or window openings or holes in the exterior of the building or structure permit entry of unauthorized persons.

Vacant structure means any unoccupied or illegally occupied structure.

Weeds includes but is not limited to untended or uncultivated plants, invasive plants, aggressively seeding plants, Russian thistle, ragweed, and plants generally accepted as having no value and frequently of uncontrolled growth.

Yard, front means the area extending the full lot width and situated between the front property lot line and the face of the principal building which is parallel to, or most nearly parallel to, the front lot line.

Yard, rear means the area extending the full lot width and situated between the rear lot property line and the face of the principal building which is parallel to, or most nearly parallel to, the rear lot line.

Yard, side means the area extending between the front yard and rear yard and situated between the side lot property line and the face of the principal building which is parallel to, or most nearly parallel to, the side lot line.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 1, 3-1-05; Ord. No. 10393, § 1, 4-24-07; Ord. No. 10638, § 1, 3-3-09; Ord. No. 10833, § 1, 8-4-10)

Sec. 16-4. Permits required.

Unless otherwise exempt pursuant to section 301 of the Administrative Code, as adopted by reference per section 6-1 of this Code, or pursuant to any other ordinance or statute, no building, structure or building service equipment regulated by this chapter or by the technical codes adopted by the city shall be built, erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a permit first has been obtained from the building official in the manner provided in the administrative and building codes adopted by the city.

(Ord. No. 9816, § 15, 2-24-03)

Secs. 16-5--16-9. Reserved.

ARTICLE II. MAINTENANCE STANDARDS

Sec. 16-10. Scope.

In this article, unless otherwise provided, the "building interior" section applies to the interior, utility service, plumbing and mechanical equipment of all residential dwellings and dwelling units. The "building and structure exteriors" section applies to all structures and buildings in the city. The "exterior premises and vacant land" section applies to all land, vacant or improved, in the city. The provisions related to dilapidated, vacant, and nuisance structures apply to all structures and buildings in the city.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-11. Building interior.

(a) Fire safety.

(1) The presence and operations of window openings, size and condition of exits, bars, grills, grates covering windows and openings shall allow for safe and rapid egress in emergency situations. At least one (1) window and all doors in living/sleeping rooms in dwelling units must have an operable release mechanism that allows safe and rapid egress without the use of separate tools.

(2) Every dwelling unit or guest room shall have unobstructed access directly to the outside, or to a public corridor. Every door, stairway, passageway or other means of exit shall be of sufficient size, width and arrangement so as to provide safe and rapid egress in the event of fire. Every walking surface of any means of exit shall be maintained free of warping, rotting, or other damage or obstructions so as to provide safe and rapid egress in the event of fire.

(3) Every existing dwelling unit shall be provided with smoke detectors in good operating condition as required by the Tucson Fire Code of the City of Tucson.

(b) Heating, cooling and ventilation systems.

(1) *Heating.* Every habitable room within a dwelling unit, guest room, and congregate residence shall be provided with safe heating facilities which are properly installed and maintained in a sound condition and are capable of providing adequate heating, appropriate for the climate, to assure a safe living environment. All heating facilities shall be free from health hazards associated with ventilation, mounting, electrical and gas connections and other defects. Unvented fuel-burning heaters must be of a listed and approved type, and are prohibited as the sole source of heating. Ovens, stoves or ranges, or other cooking appliances cannot be used for the purpose of heating any portion of a dwelling. Listed, portable space heaters may only be used as the sole source of heating on a temporary basis when the permanent heating system is being repaired or replaced.

(2) *Cooling.* Every dwelling unit, guest room, and congregate residence shall be provided, in at least one (1) habitable room, with either mechanical cooling or an alternate cooling method. Cooling facilities shall be installed and maintained in a safe condition and in accordance with the manufacturer's recommendations, and shall be capable of providing adequate cooling, appropriate for the climate, to assure a safe living environment. Evaporative cooling shall be maintained to be free of excessive rust, corrosion or mineral

deposits that limit proper operation. Any mounting apparatus for a cooling facility must be structurally sound. Mechanical fans or portable evaporative cooling devices may only be used on a temporary basis as the sole source of cooling when the permanent cooling system is being repaired or replaced.

(3) *Ventilation.*

a. Habitable rooms within a dwelling unit shall be provided with natural ventilation by means of openable exterior openings with an area of not less than five (5) square feet. A mechanical ventilating system may be provided in lieu of required exterior openings for natural ventilation, so long as such system is capable of providing thirty-five one-hundredths (0.35) air changes per hour and so long as the air supply is taken from the outside.

b. Bathrooms, laundry rooms, water closet compartments and similar rooms shall be provided with natural ventilation by means of openable exterior openings with an area not less than one and one-half (1 1/2) square feet. A mechanical ventilation system connected directly to the outside may be provided in lieu of these required exterior openings for natural ventilation in bathrooms that contain a bathtub, shower or combination thereof; laundry rooms; and similar rooms. Such a system must be capable of providing five (5) air changes at the rate of fifty (50) cubic feet per minute if the system operation is intermittent; or twenty (20) cubic feet per minute if the operation is constant. The point of discharge of exhaust air shall be at least three (3) feet from any opening into the building. In bathrooms containing only a water closet, lavatory or combination thereof; or in similar rooms, ventilation may be provided with an approved mechanical recirculating fan or a similar device designed to remove odors from the room.

(c) *Electrical system.*

(1) All dwellings and dwelling units shall be provided with electrical service. Electrical facilities connected to or in any building or structure are to be maintained hazard-free and in a state of good repair. The electrical system shall be free from such hazards as bare wiring; overloaded circuits or services; equipment not properly grounded; over-fused circuits; misuse of wiring, including the use of extension cords in lieu of permanent wiring; non-approved wiring; and wiring exposed to moisture or extreme heat. Broken, loose, frayed, inoperable, defective or missing portions of the electrical service, lines, switches, outlets, fixtures and fixture coverings shall be repaired or replaced.

(2) All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner and in accordance with all applicable laws.

(3) Every habitable room must have at least two (2) electrical receptacle outlets, or one (1) outlet and one (1) electric light fixture. Every bathroom, water closet compartment, and laundry room must have at least one (1) electric light fixture.

(d) *Mechanical equipment.* All mechanical equipment and appliances shall be properly installed, maintained in a safe, working, operating condition, and shall be free of any defect that impairs operability.

(e) *Plumbing systems.*

(1) Dwelling units shall be provided with one (1) or more bathrooms equipped with a water closet, lavatory, and either a bathtub or shower. Hotels or subdivisions thereof where both sexes are accommodated shall contain at least two (2) separate toilet facilities that are conspicuously identified for male or female use, each of which contains at least one (1) water closet. Additional water closets shall be provided on each floor for each sex at the rate of one (1) for every additional ten (10) guests or fractional part thereof, in excess of ten (10). Each sink, bathtub and shower shall have hot and cold running water as necessary for its normal operation and use.

(2) All dwellings or dwelling units shall have a kitchen, which shall include an indoor cooking area. The cooking area must be provided with a sink separate and apart from any bathroom sink or lavatory. Each kitchen sink shall have hot and cold running water necessary for its normal operation and use.

(3) All plumbing systems are to be maintained safe and hazard free and in a state of good repair. Every dwelling or dwelling unit shall have an adequate potable water supply. Every plumbing fixture, water and waste-pipe, and gas connection shall be properly installed in accordance with all applicable laws and maintained in good and sanitary working condition so as to prevent structural deterioration or health hazards, and are to be free from leaks and obstructions.

(4) All plumbing fixtures shall be connected to a public sewer system or to an approved private sewage disposal system, with the connections free from leaks, blockages, or other defects. All plumbing fixtures shall be connected to an approved system of water supply and provided with hot and cold running water necessary for its normal operation.

(5) When a structure is equipped with a gas supply system, it must be installed and maintained in a safe, hazard-free condition.

(f) *Interior surfaces and features.*

(1) Every wall or vertical support must be sufficient to carry imposed loads safely, and must not lean, buckle, or split due to defect or lack of maintenance.

(2) Every ceiling, roof, and ceiling and roof support must be sufficient to carry imposed loads safely, and must not buckle, sag or split due to defective material or deterioration.

(3) Every floor and floor support shall be maintained in a safe and structurally sound condition, and every existing floor covering shall be maintained in safe condition that is free of defect or deterioration that creates an unsafe or unsanitary condition.

(4) Every interior door, cabinet, and other feature shall be maintained in a safe and structurally sound condition.

(5) All interior coverings, finishes, surfaces including walls, ceilings and floors shall be maintained in a good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. All walls, ceilings or floors shall be free from holes, breaks and loose or rotting materials. Cracked or loose plaster, wallboard, decayed wood or other defective surface conditions shall be corrected.

(6) All repair work shall be done in a workman like manner.

(g) *Interior sanitation.*

(1) The interior of every building or structure shall be maintained free from any unsafe or unsanitary accumulation of refuse.

(2) All sanitary facilities shall be installed and maintained in a safe and sanitary condition.

(3) Every dwelling unit must have a kitchen, which shall include a sink. Sinks, drain boards and countertops adjacent to the kitchen sink shall be made of non-absorbent materials, or must be covered by a non-absorbent material.

(h) *Interior insect and rodent control.* The interior of all buildings and structures shall be kept free from infestation of insects, rodents and other noxious pests where such infestation threatens the health, safety or welfare of a person or persons.

(i) *Ceiling heights.* Habitable space, kitchens, halls, bathrooms and toilet compartments must have a ceiling height of not less than seven (7) feet measured to the lowest projection of the ceiling. If any room has a sloping ceiling, at least one-half (1/2) of the room area must have the prescribed minimum ceiling height.

(j) *Access control.*

(1) Exterior doors, including sliding glass doors, must have an operable locking mechanism. Double cylinder dead bolt locks or other mechanisms that prevent rapid egress in case of fire or other emergency are prohibited.

(2) All windows must have an operable locking mechanism.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 2, 3-1-05; Ord. No. 10833, § 2, 8-4-10)

Sec. 16-12. Building and structure exteriors.

(a) *Exterior surfaces*

(1) *Weather protection.* All weather-exposed exterior surfaces of every building, including windows and doors, shall provide weather protection. Every building shall be weather protected to provide shelter for the occupants against the elements and to exclude moisture and dampness.

(2) *Protective treatment.* All exterior wood surfaces, except for decay-resistant woods, must be protected from deterioration and from the elements by paint or other protective treatment or covering. Any exterior wood surface that has paint that is peeling, flaking, cracked, blistered or chipped, resulting in bare, unprotected surfaces, must be repainted. All metal surfaces subject to corrosion or rust must be treated or coated to inhibit corrosion and rust, unless corrosion or rust is a design element.

(3) *Boarded window or door openings.*

a. No occupied structure may have boarded window or door openings, except as necessary on a temporary basis to keep the structure secure while under repair.

b. While vacant structures may temporarily be secured by boarding up window and door openings in accordance with section 16-14(b), having or maintaining boarded window or door openings on a vacant structure for one hundred eighty (180) days or more in any one-year period is prohibited.

(b) *Foundations, walls and roofs, chimneys.* Every foundation, wall, roof and all exterior surfaces of buildings and structures shall be maintained in structurally sound condition and shall provide weather protection. All wood showing evidence of termite damage or decay, where structural or functional integrity is impaired, shall be replaced.

(1) *Foundations.* All foundations shall be maintained in a safe condition and shall be capable of supporting the load placed thereon by normal use. Foundations shall have effective waterproofing.

(2) *Walls.* Exterior walls shall be maintained in a sound condition that is substantially weathertight and weatherproof, and shall be protected from the elements by paint or other approved protective covering. Exterior walls must be free of loose, crumbling or deteriorated plaster or rotted, split or buckled exterior wall coverings.

(3) *Roofs.* The roof of every building or structure shall be maintained in a safe condition and shall provide weather protection for that building or structure. Roof coverings shall not be rotted, broken, split, buckled or

otherwise deteriorated.

(4) *Chimneys.* All chimneys must be maintained to be structurally safe and in sound condition.

(c) *Stairways, decks, and porches.* All stairways, decks and porches shall be maintained in a safe condition and shall be capable of supporting the load and resisting all forces placed thereon by normal use.

(d) *Coolers.* Evaporative coolers, cooler stands, and any cooler mounting apparatus must be maintained in a safe condition. Cooler stands and any mounting apparatus must be structurally sound.

(e) *Accessory structures.* All accessory structures, including but not limited to detached garages, fences and walls, must be structurally sound and free of disrepair. Examples of disrepair include missing slats, posts or blocks, or damage, deterioration, or rot. Fences and walls cannot be constructed or covered with materials not designed or commonly used for that purpose, such as pallets and tarps. Fences and walls must be properly anchored so as not to be in danger of failure or collapse.

(f) *Address display.*

(1) *General requirements:*

a. All structures, whether new or existing, designed for human occupancy or use which have an assigned address shall display the address in a manner to be plainly legible and visible from the street or road fronting the property.

b. Upon commencement of construction, the assigned address shall be displayed at the primary access of the subject lot parcel or structure. The address display may be temporary signage during construction.

c. Permanent address display shall be installed on all buildings, tenant spaces and entrance signage, or as otherwise required by this section, prior to building inspection final approval, certificate of occupancy or occupancy of any building or structure. Display shall be required at all times thereafter, conforming to this section.

d. More than one (1) address or number display may be required for each building or site.

e. The complete address shall be displayed on all corner buildings at a street intersection, for each side of the building facing any street.

f. Addresses shall be displayed and visible from both directions of approaching vehicular travel.

g. Numbers and letters shall be made of durable and clearly visible material. Paint shall not be considered durable for building addresses.

h. Numbers and letters shall be of colors contrasting with the background of the sign or wall to which they are attached.

i. Numbers and letters shall have a minimum proportion ratio of height to width of six to one (6:1). The formula is $w = h/6$, where w is width and h is height in inches.

j. Numbers shall not be spelled.

k. All height requirements stated in this section are minimum sizes.

(2) *Residential requirements:* The address numbers assigned shall be conspicuously placed immediately at the appropriate location on each building, structure entrance or at the property access point.

a. For properties containing multiple addresses, addresses shall be placed near the primary entrance in addition to the structure placement.

b. A building or structure set back fifty (50) feet or more from the curb line or edge of pavement shall permanently display the address a minimum of thirty-six (36) inches from ground level at the primary access point of the property. Structure display may also be required by the addressing official.

c. Minimum number height shall be three (3) inches.

(3) *Apartments:* The address numbers assigned shall be conspicuously placed immediately at the property access points, appropriate locations on each building, and structure entrances.

a. Building numbers shall be a minimum of fifteen (15) inches in height.

b. Apartment number ranges shall be placed below building numbers or on signage near the building. Apartment number ranges shall be a minimum of eight (8) inches in height.

c. Individual apartment numbers shall be a minimum of three (3) inches in height for exterior entrances and a minimum of one (1) inch in height for interior (hallway) entrances.

d. Both exterior signage and interior numbering may be required by the addressing official on specific development types.

(4) *Apartment complex with multiple buildings:*

a. All buildings shall have pedestrian directional signage visible from both directions of pedestrian travel, with numbers a minimum of two (2) inches in height.

b. All interior accessory buildings, structures and pool areas shall be identified and have directional signage.

c. The apartment complex shall have entrance signage at all access points addressed.

d. For access points that enter the complex from other than the addressed street, the complete address shall be displayed on entrance signage.

e. Site and building addresses shall be visible at all times.

(5) *Commercial*: The address number assigned shall be conspicuously placed immediately at each property access point, and the appropriate locations on each building, and each structure entrance.

a. Buildings or structures set back no more than fifty (50) feet from the curb line or edge of pavement shall display a twelve-inch minimum height number.

b. Buildings or structures set back more than fifty (50) feet from the curb line or edge of pavement shall display a fifteen-inch minimum height number.

c. Individual addresses shall be placed near the primary entrance, a minimum of three (3) inches in height.

d. The low and high number range may be displayed on buildings with multiple addresses, a minimum of twelve (12) inches in height.

e. Site and building addresses shall be visible at all times.

(6) *RV and mobile home park*: The address numbers assigned shall be conspicuously placed immediately at each property access point, and at the appropriate locations for each building, structure, and property rental space.

a. Number height:

1. Space, directional signage and internal street signage numbers shall be a minimum of three inches; and

2. Building numbers shall be a minimum of six (6) inches.

b. Park owners shall provide current maps of the park, describing the locations of structures, buildings and spaces, to the fire code official upon request.

(7) *Entrance signage*: Where this section requires entrance signage, the address or address numbers assigned shall be placed at primary access points immediately and shall be permanently installed prior to first occupancy of any internal structure or building.

a. Numbers or address shall be a minimum of twelve (12) inches in height on all entrance signage.

b. Complete address display shall be required at all street access points in addition to the primary access street.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 3, 3-1-05; Ord. No. 10833, § 3, 8-4-10)

Sec. 16-13. Exterior premises and vacant land.

(a) *Accumulation of vegetation prohibited*. Each owner, lessee, tenant, resident or occupant shall maintain a property so it is free of the accumulation or untended growth of vegetation. The accumulation or untended growth of vegetation means the presence of plants on property that create a fire, safety or health hazard, or that attract vermin either on the property, on neighboring properties, or on both, and includes but is not limited to:

(1) Any lawn grass that exceeds six (6) inches in height.

(2) All weeds that exceed six (6) inches in height.

(3) Dead trees or dead shrubs.

(4) Dead palm fronds within ten (10) feet of the ground, a structure, a fence or wall, or of any combustible other than the tree from which the fronds have grown;

(5) Any tree, shrub, or other form of vegetation of any kind on the property or on the adjoining right-of-way, street, or alley that extends over or under the sidewalk space or roadway in a manner that may interfere with the reasonable use of the street, sidewalk, or alley for pedestrian or vehicular traffic of any kind or that may obstruct the view or light distribution of traffic-control devices or luminaries. Vegetation must be trimmed and maintained to provide an unobstructed pedestrian path a minimum of forty eight (48) inches in width and eighty (80) inches in height from grade.

(b) *Accumulation of refuse and debris prohibited*. Each owner, lessee, tenant, resident or occupant shall maintain a property so it is free of accumulated refuse and debris. Accumulated refuse and debris means contained or uncontained refuse and debris that is present on the property in a manner not authorized by the Tucson Code. Material recycling facilities meeting the requirements of section 15-24.7 are exempt from this prohibition.

(c) *Composting permitted on residential property; standards and procedures; violation*. The provisions of subsections (a) and (b) of this section do not prohibit the maintenance of a compost pile on residential property, so long as the compost pile does not create a hazard and is:

(1) Contained;

(2) Maintained so as not to produce offensive odors or attract flies or vermin;

(3) Located, insofar as reasonably possible, so that it is not visible from abutting properties or streets;

(4) Maintained in compliance with all rules, regulations and procedures that may be promulgated by the code official.

A compost pile not in compliance with all the provisions of this section is in violation of this chapter.

(d) *Duty to remove weeds, debris 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, debris 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.

(e) *Exterior insect, rodent and animal control.* All premises shall be kept free from infestation of insects, rodents and other noxious pests where such infestation threatens the health, safety or welfare of a person or persons.

(f) *Burning of refuse prohibited.* Except as specifically permitted by this or other adopted codes, the open burning or incineration of refuse is prohibited.

(g) *Exterior hazard or attractive nuisance.* All premises shall be kept free of any condition that constitutes a health hazard, imminent hazard, or attractive nuisance. Such prohibited conditions include, but are not limited to, the following:

(1) *Abandoned refrigerators.* All premises shall be kept free of iceboxes, refrigerators or other containers with a capacity of one and one-half (1 1/2) cubic feet or greater that have an attached door or lid, snaplock or other locking device that may not be released from the inside and that are abandoned, discarded or no longer used for refrigeration and are in any place accessible to children. In addition to any other remedy provided under this chapter, a code official may immediately and without prior notice remove an attached door, lid or other locking device or take other similar action to abate the hazard presented.

(2) *Hazardous excavations.* All premises shall be kept free of abandoned or unsecured excavations; or any excavation that creates a hazard to public safety or an attractive nuisance. An excavation made under permit and secured and maintained in a manner that complies with the applicable permit requirements is not considered a violation of this section.

(3) *Hazardous pools.* Any swimming pool or other contained body of water that contains water eighteen (18) inches or more in depth at any point and that is wider than four (4) feet at any point and is intended for swimming must be properly secured and maintained so as not to create a hazard to public safety, a health hazard or attractive nuisance, and shall be entirely enclosed by a wall, fence or other barrier that is adequate to prevent access by children. Water shall not be allowed to stagnate or to harbor insect infestation.

(h) *Outdoor storage.* Outdoor storage on residential properties is prohibited under the following conditions:

(1) When stored in the front yard.

(2) When stored in the side yard or rear yard and is not screened by a minimum five (5) foot high solid wall or opaque fence.

(3) When exceeds twenty five (25) percent of the total lot area.

(4) When stored in an open covered porch that is visible from beyond the boundaries of the lot.

(5) When stored in an open carport that is visible from beyond the boundaries of the lot where the amount of storage restricts an automobile from being properly stored within the carport. A double carport will require enough space to store two (2) automobiles.

(6) When storage items include garbage, refuse or debris.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 4, 3-1-05; Ord. No. 10348, § 5, 11-28-06; Ord. No. 10833, § 4, 8-4-10)

Sec. 16-14. Dilapidated structures; vacant and unsecured structures; buildings and structures constituting a nuisance.

(a) *Dilapidated structures.* Buildings or structures that are so deteriorated, damaged, dilapidated, or in need of repair so as to present a threat to the health, safety and welfare of the community constitute a nuisance and shall be abated by repair, rehabilitation or demolition as provided in Article VI of this chapter.

(b) *Vacant and unsecured buildings or structures.* Vacant and unsecured buildings or structures are unlawful and are prohibited by this chapter. The requirements of this subsection (b) shall apply to all vacant and unsecured buildings or structures, regardless of whether or not the building or structure is surrounded in whole or in part by a fence or wall.

(1) *Duty to clean, secure and prohibit trespass.* The owner or responsible party of a vacant building or structure shall remove any accumulation of weeds, combustible waste, or refuse from the interior of the building or structure and the surrounding yards; and shall secure all doors, windows, and other openings to prevent unauthorized entry. The owner or responsible party also shall post both the structure and the exterior premises with signs to provide conspicuous and reasonable notice prohibiting entry (i.e., "No Trespassing" signs).

(2) *Reinspection of secured buildings and structures.* The code official shall periodically reinspect a

building or structure that was cleaned or secured pursuant to an administrative or judicial order to ensure continued compliance with the order and this chapter. The code official may assess a reinspection fee for actual costs of each inspection in those instances where the building or structure is again found to be vacant and unsecured or in need of debris or weed removal.

(3) *Abatement of vacant and unsecured buildings or structures.* When ordered abated, a vacant and unsecured building or structure shall be cleaned and secured as follows:

a. All accumulated refuse that poses a fire or health hazard within or upon the property or premises shall be removed; and

b. All unsecured doorway, windows, or exterior openings shall be barricaded in accordance with standards established by the code official, which shall be kept on file with the city clerk, and in accordance with section 16-12(A)(3) of this chapter; and

c. Both the structure and the exterior premises shall be posted with signs that provide reasonable notice prohibiting entry (i.e., "No Trespassing" signs).

(c) *Buildings and structures constituting a nuisance.* All buildings and structures are to be maintained so as not to pose a threat to the health and safety of any person or persons. The condition of a building or structure that meets any or all of the following is a public nuisance, is a violation of this chapter, and subjects the building or structure to abatement as provided in Article VI of this chapter, including demolition as provided in section 16-65:

(1) The building or structure lacks safe and adequate means of exit in case of fire or panic.

(2) The stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one-half (1 1/2) times the working stress or stresses allowed in the building code for new buildings of similar structure, purpose or location.

(3) The building, structure or any portion thereof has been damaged by fire, earthquake, wind, flood or any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before the damage and is less than the minimum requirements of the building code for new buildings of similar structure, purpose or location.

(4) The building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become:

a. An attractive nuisance to children; or

b. A harbor for trespassers or persons committing unlawful acts.

(5) The building, structure, or any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to partially or completely collapse and thereby injure persons or damage property.

(6) Any portion of a building or structure, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half (1/2) of that specified in the building code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the building code for such buildings.

(7) Any portion of a building or structure that has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

(8) The walls or other vertical structural members of the building or structure list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base.

(9) The building or structure, excluding the foundation, has thirty-three (33) percent or more damage or deterioration to the supporting member or members or structural assembly, or fifty (50) percent damage or deterioration to the nonsupporting members, enclosing or outside walls or coverings.

(10) The building or structure is infested by rodents, insects or other noxious pests, rendering it uninhabitable.

(11) The building or structure exhibits conditions that present actual or imminent hazards or dangers, or is otherwise unsafe for the purpose for which it is being used.

(12) The building or structure, whether or not erected in accordance with all applicable laws, has in any nonsupporting part, member or portion less than fifty (50) percent, or in any supporting part, member or portion less than sixty-six (66) percent of the (a) strength, (b) fire- resisting qualities or characteristics, or (c) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

(13) A dwelling is unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

(14) The building or structure, because of obsolescence, dilapidated condition, damage, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause.

(15) The building or structure has been found, upon reinspection, to be vacant and unsecured, and either:

- a. The code official has issued at least one (1) previous abatement order to secure within the preceding twelve (12) months, or more than three (3) abatement orders to secure over any time frame; or
- b. The code official has secured the building or structure on at least one (1) previous occasion within the preceding twelve (12) months, or more than three (3) times over any time frame.

(16) A building or structure or portion thereof remains for any period of time on a site after the demolition or destruction of the building or structure; or normal construction of an unfinished or incomplete building or structure has ceased for a period of more than twelve (12) months.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 5, 3-1-05; Ord. No. 10638, § 2, 3-3-09; Ord. No. 10833, § 5, 8-4-10)

Sec. 16-15. Junked or inoperable vehicles.

(a) *Prohibited storage.*

(1) No person owning or having custody of any junked or inoperable vehicle may store such vehicle on private property, or on any sidewalks, streets or alleys, within the city, except as otherwise permitted under this section;

(2) No person owning, occupying or in control of any private property within the city may store any junked or inoperable vehicle on the owned or occupied property, or on any abutting sidewalks, streets or alleys, except as otherwise permitted under this section;

(b) *Permitted storage.* This section shall not apply to any junked or inoperable vehicle stored on private property if the vehicle:

(1) Is on the premises of a business enterprise operated in a lawful place and manner and licensed by the city under chapter 19 of the Tucson Code, and the storage of the vehicle is necessary to the operation of the business enterprise; or

(2) Is lawfully enclosed within:

a. An enclosed garage or other permanent building lawfully constructed of opaque materials without openings, holes or gaps other than doors and windows;

b. A carport, and an opaque car cover designed for that purpose (and not including tarps, bed sheets, plastic sheeting, or similar materials) completely covers the body of the vehicle; or

c. Any fence, wall or barrier, not less than five (5) feet in height, constructed of opaque materials without openings, holes or gaps other than gates or doors, completely enclosing the vehicle and screening it from view from any adjacent properties, and equipped with self-latching gates or doors. Such fence, wall or barrier must comply with section 16-12(e).

(c) *Persons responsible.* Whenever the city finds that any junked or inoperable vehicle is stored on private property or on any abutting sidewalks, streets or alleys in violation of this section, the persons responsible for the violation include the recorded owner, occupant or person in control of the private property, as well as the registered owner or custodian of the vehicle.

(d) *Authorization to enter private property for vehicle removal pursuant to court order.* Any code official or persons as may be directed by such code official may enter private property to remove or cause the removal of a vehicle upon order of the court pursuant to section 16-60.

(e) *Penalty; violation declared a nuisance.*

(1) A violation of this section is punishable in accordance with section 16-48 of this chapter.

(2) The unlawful storage of any junked or inoperable vehicle within the city in violation of this section is declared dangerous to the public safety and a public nuisance.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 6, 3-1-05; Ord. No. 10638, § 3, 3-3-09)

Secs. 16-16--16-19. Reserved.

ARTICLE III. SLUM PROPERTY

Sec. 16-20. Slum property; definitions.

For the purpose of this article, and unless the context otherwise requires:

Managing agent means a person, corporation, partnership or limited liability company that is authorized by the owner to operate and manage the property.

Residential rental property means property that is used solely as leased or rented property for residential purposes. If the property is a space rental mobile home park or a recreational vehicle park, residential rental property includes the rental space that is leased or rented by the owner of that rental space but does not include the mobile home or recreational vehicle that serves as the actual dwelling if the dwelling is owned and occupied by the tenant of the rental space and not by the owner of the rental space.

Slum property means residential rental property that has deteriorated or is in a state of disrepair and that

manifests one (1) or more of the following conditions that are a danger to the health or safety of the public:

- (1) Structurally unsound exterior surfaces, roof, walls, doors, floors, stairwells, porches or railings.
- (2) Lack of potable water, adequate sanitation facilities, adequate water or waste pipe connections.
- (3) Hazardous electrical systems or gas connections.
- (4) Lack of safe, rapid egress.
- (5) Accumulations of human or animal waste, medical or biological waste, gaseous or combustible materials, dangerous or corrosive liquids, flammable or explosive materials or drug paraphernalia.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-21. Registration of residential rental property.

(a) An owner of residential rental property shall maintain with the assessor in the county where the property is located information required by this section in a manner to be determined by the assessor. The owner shall update any information required by this section within ten (10) days after a change in the information occurs. The following information shall be maintained:

- (1) The name, address and telephone number of the property owner.
- (2) If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, the name, address and telephone number of the statutory agent, if applicable, and the name, address and telephone number of any of the following:
 - a. For a corporation, a corporate officer.
 - b. For a partnership, a general partner.
 - c. For a limited liability company, the managing or administrative member.
 - d. For a limited partnership, a general partner.
 - e. For a trust, a trustee.
 - f. For real estate investment trust, a general partner or an officer.
- (3) The street address and parcel number of the property.
- (4) The year the building was built.
- (b) An owner of residential rental property who lives outside this state shall designate and record with the assessor a statutory agent who lives in this state and who will accept legal service on behalf of the owner. The owner shall designate the agent in a manner to be determined by the assessor. The information shall include the name, address and telephone number of the agent.
- (c) Residential rental property shall not be occupied if the information required by this section is not on file with the county assessor. This subsection does not affect any lease existing on August 6, 1999.
- (d) All records, files and documents that are required by this section are public records.
- (e) A person who fails to comply with any provision of this subsection is responsible for a civil infraction and shall be assessed a civil penalty of one thousand dollars (\$1,000.00), plus an additional one hundred dollars (\$100.00) for each month after the date of the original violation until compliance occurs. The court shall not suspend any portion of the civil penalty provided by this subsection.
- (f) Notwithstanding subsection (e) of this section, if a person complies within ten (10) days after receiving the complaint that notices the violation, the court shall dismiss the complaint and shall not impose a civil penalty.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-22. Inspection of residential rental property.

The code official is hereby authorized to inspect residential rental property under the following circumstances.

- (1) The property owner fails to comply with the provisions of A.R.S. §33-1902 or successor provision. If the property is occupied, consent of the tenant shall be requested before entering the interior of the structure. Except as otherwise provided by law, the right of inspection does not extend to the interior of the dwelling unit in a space rental mobile home park or recreational vehicle park if it is not owned by a landlord unless the tenant is in possession of the dwelling unit, or if the dwelling unit is vacant or abandoned, the owner consents to the inspection. If a tenant refuses to consent to entry, inspection may be obtained by any means provided by law.
- (2) The property has been designated as a slum property, in which case it may be inspected annually for three (3) consecutive years.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-23. Abatement of slum property.

All buildings or portions thereof which are determined after inspection by the code official to be slum properties as defined in this chapter are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures specified in this chapter.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-24. Designation of slum property; recordation.

- (a) A residential rental property may be designated as a slum property if it meets all of the following:
- (1) The definition of slum property;
 - (2) Has three (3) or more of the conditions or defects described in Article II of this chapter at the time of the inspection;
 - (3) The conditions or defects set forth in a notice of violation provided per section 16-45 of this chapter have not been remedied within the time set forth in the notice of violation; and
 - (4) No proper and timely appeal of the notice of violation has been filed.

(b) Where designation of a property as a slum is appropriate pursuant to subsection (a), the code official shall designate a slum property by filing in the office of the county recorder a certificate describing the property and certifying that the property is a slum property and that the owner has been so notified. Whenever the corrections ordered thereafter have been completed or the building demolished so that it no longer exists as a slum property, the code official shall file a new certificate with the county recorder certifying that all required corrections have been made and that the property is no longer a slum property. (Ord. No. 9816, § 15, 2-24-03)

Sec. 16-25. Notice of designation.

In addition to any notice provided pursuant to section 16-45 of this chapter, a designation of slum property shall contain a warning stating that any residential rental property designated as a slum property is subject to the provisions of A.R.S. Tit. 33, Ch. 17 providing for penalties, the appointment of a temporary receiver, annual inspections, and payment of costs for inspections.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-26. Appointment of temporary receiver and recovery of costs.

In addition to other remedies provided in this Code for the abatement of slum property, the code official is authorized to seek the appointment of a temporary receiver and recover costs associated with such appointment including the filing of liens as provided by law.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-27. Recovery of inspection costs.

In addition to any other remedy providing for recovery of costs either by law or otherwise specified by this Code, the code official is authorized to file costs as provided by law associated with inspections of slum properties in accordance with A.R.S. § 33-1904 or its successor sections in the recorder's office and upon such filing such costs shall be a lien on the property.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-28. Appeal from designation as slum property.

A property owner may appeal the designation of the owner's property as a slum property pursuant to the procedures set forth in Article VII of this chapter.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-29. Licensed property management company; crime free multihousing program; required training.

As provided in section 33-1906 of the Arizona Revised Statutes, the code official may require a residential rental property owner whose property has been designated as a slum or exhibits the criteria prescribed in section 16-14(c), relating to violations that materially affect the health and safety of the occupants of the property, to hire a property management firm that is regulated pursuant to Arizona Revised Statutes title 32, chapter 20, article 3.1 to manage the property, participate in the city's crime free multihousing program, and attend city-approved landlord tenant training classes if available from the city. The code official may also require the property owner to participate in comparable training provided by a nonprofit corporation that is designated as a § 501(c)(3), 501(c)(4), 501(c)(5) or 501(c)(6) corporation and that is certified by the city to provide that training.

(Ord. No. 10512, § 1, 3-25-08)

ARTICLE IV. UNLAWFUL ACTS

Sec. 16-30. Graffiti prevention, prohibition and removal.

(a) *Graffiti prohibited, abatement procedures, penalty.* No person who owns or is in control of any real property within the city shall maintain, permit or allow graffiti to remain on any building, fence, structure or otherwise on such property where the graffiti is visible from the street or other public or private property.

(1) *Notice of violation and abatement.* Upon the receipt of notice requiring abatement from the graffiti abatement official, any person owning or otherwise being in control of the property shall remove or abate all graffiti within the time frame specified in such notice. The graffiti abatement official shall give notice utilizing the procedures set forth in section 16-45 of this chapter, except that the notice need not include a statement describing the right to an administrative appeal, since none exists. The graffiti abatement official may cause

the removal of graffiti from private property should the property owner or person in control fail to remove graffiti after the required notice. The city or its authorized representative is expressly authorized to enter private property and abate graffiti.

(2) *Penalty.* A violation of this subsection constitutes a civil infraction.

(b) *Prohibited conduct, penalties.*

(1) No person may write, paint, etch, or draw any inscription, figure, or mark of any type on any public or private building or other real or personal property unless permission of the owner or operator of the property has been obtained.

(2) No person may possess an aerosol spray paint container, broad-tipped indelible marker, solidified paint marker, or etching solution on any private property unless the owner, agent, manager, or other person having control of the property consented to the presence of the aerosol spray paint container, broad-tipped indelible marker, solidified paint marker, etching implement or etching solution.

(3) No person under the age of eighteen (18) may possess an aerosol spray paint container, broad-tipped indelible marker, solidified paint marker, or etching solution container on any public property unless the possession is for a lawful purpose and the person is accompanied by a parent, guardian, teacher or other person in a similar relationship over the age of eighteen (18).

(4) No person under the age of eighteen (18) may buy any aerosol spray paint container or etching solution from any person or firm.

(5) *Penalties.* A violation of this subsection shall constitute a class one (1) misdemeanor and shall be punished as provided below. Except as otherwise provided in this section, no judge shall suspend the imposition of any of the mandatory minimum penalties required by this section.

a. Together with any other penalties as provided by law, a person convicted of violating subsection (1) shall be punished by a fine of not less than two hundred fifty dollars (\$250.00) and not less than twenty (20) hours community service. In addition to any other punishment, the court shall order restitution to the victim for damage or loss caused directly or indirectly by the defendant's offense in an amount to be determined by the court. In cases of financial hardship as determined by the court, additional community service hours may be imposed in lieu of fines. Persons under the age of eighteen (18) will be punished as provided for in A.R.S. Tit. 8.

b. Together with any other penalties as provided by law, a person convicted of violating subsection (2) or (3) shall be punished by a fine of not less than one hundred (\$100.00) dollars and not less than twenty (20) hours of community service. In cases of financial hardship as determined by the court, additional community service hours may be imposed in lieu of fines. Persons under the age of eighteen (18) will be punished as provided for in A.R.S. Tit. 8.

c. A person convicted of violating subsection (4) shall be punished as provided for in A.R.S. Tit. 8.

d. The court may order the parent or guardian of a minor child who had knowledge that the minor child intended to engage in or was engaging in an act of graffiti as described in subsection (1) to assist the minor child in payment of restitution and/or performance of community service.

(c) *Sale, storage and display of spray paint containers or etching solution.*

(1) No person shall sell, deliver, transfer or give spray paint containers or etching solution to persons under age eighteen (18). Evidence that a person examined acceptable evidence of age and acted upon such evidence in a transaction or sale shall be a defense to any prosecution under this subsection. This subsection does not apply to the transfer of an aerosol spray paint container or etching solution from a parent to child, guardian to ward, employer to employee, teacher to student or in any other similar relationship when such transfer is for a lawful purpose.

(2) Spray paint containers or etching solutions sold at retail establishments shall be stored or displayed either (a) in an area that is inaccessible to the public without employee assistance in the regular course of business or (b) within fifteen (15) feet of a cash register and within the line of sight of a cashier at all times.

(3) Identification shall be required of purchasers of spray paint containers or etching solution appearing to be under the age of twenty-six (26). A retailer shall not be found responsible for violation of this subsection unless the failure to require identification resulted in a sale of spray paint or etching solution to a person under age eighteen (18).

(4) No person shall sell, deliver, transfer or display spray paint containers or etching solution at swap meets, yard sales, garage sales, or other like events.

(5) A retailer shall be responsible for the violation of any provision of this section by its employees.

(6) *Penalty.* A violation of any provision of this subsection constitutes a civil infraction. A person found responsible for a violation of any provision of this subsection shall be fined not less than two hundred dollars (\$200.00). The fine amount of each subsequent violation of any provision of this subsection within a consecutive 365-day period shall increase by increments of three hundred dollars (\$300.00) for each violation. No magistrate, special magistrate or limited special magistrate may suspend the imposition of the

minimum fines prescribed herein.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 7, 3-1-05; Ord. No. 10393, §§ 2, 3, 4-24-07; Ord. No. 10833, § 6, 8-4-10; Ord. No. 10865, § 1, 12-21-10)

Sec. 16-31. Excessive noise.

(a) *Maximum permissible sound levels.* No person shall conduct or permit any activity that produces a dB(A) beyond that person's property line exceeding the levels specified in Table I. Where property is used for both residential and commercial purposes, the residential sound levels shall be used only for measurements made on the portion of the property used solely for residential purposes.

TABLE I Use of Property Receiving the Sound		
	7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.
Residential	70	62
Commercial	72	65
Industrial	85	70

All limits expressed in dB(A)

(b) *Other noises prohibited; standards for excessive noise.* Some sounds may be such that they are not measurable by the sound level meter or may not exceed the limits set forth in subsection (a) of this section, but nonetheless may be excessive and may disturb the peace and quiet of a neighborhood or person. Noises prohibited by this subsection are in violation of this chapter notwithstanding the fact that there is no apparent violation of subsection (a) of this section. The following activities are prohibited if they produce plainly audible sound beyond the property line of the property on which they are conducted and they disturb the peace and quiet of a neighborhood or person:

(1) Allowing or causing any continuous or intermittent noise that persists for a period of at least fifteen (15) minutes and which is caused by using, operating or permitting to be played any radio, television, tape deck, record player, amplifier, musical instrument, or instrument, machine or device used for the production, reproduction or emission of sound;

(2) Creating or allowing a loud, disturbing noise in connection with the loading or unloading of any vehicle;

(3) Owning, possessing, harboring or permitting any animal or bird which frequently or for continuous duration howls, barks, meows, squawks or makes other sounds. Any peace officer or any county animal control officer is hereby authorized to issue citations to owners for any violation of this subsection;

(4) Allowing or causing any shouting, yelling, screaming or any other form of raucous vocalization by a person or group of people.

(5) Any noise created by construction activities including, but not limited to, repair, remodeling, demolition, drilling, wood cutting or excavation work conducted from 8:00 p.m. through sunrise Mondays through Saturdays, and at any time on Sundays and legal holidays; except that a person may engage in the above listed activities at that person's own residence from sunrise through 8:00 p.m. Mondays through Saturdays, and between 9:00 a.m. and 6:00 p.m. on Sundays or legal holidays.

(c) *General exemptions.* The following activities are exempted from the provisions of subsections (a) and (b):

(1) Emergency work necessary to restore property to a safe condition following a fire, accident or natural disaster; to restore public utilities; or to protect persons or property from an imminent danger;

(2) Sound made to alert persons to the existence of an emergency, danger or attempted crime;

(3) Activities or operations of governmental units or agencies;

(4) Parades, concerts, festivals, fairs or similar activities that remain within any sound limits approved by the city;

(5) Athletic, musical or cultural activities or events (including practices and rehearsals) conducted by or under the auspices of public or private schools, and public or private colleges or universities;

(d) *Temporary exemptions.* The city manager is authorized to grant a temporary exemption from the maximum permissible sound levels established by this article if such temporary exemption would be in the public interest and there is no feasible and prudent alternative to the activity, or the method of conducting the activity, for which the temporary exemption is sought. A temporary exemption must be in writing and signed by the city manager and must set forth the name of the party granted the exemption, the location of the property for which it is authorized, the date(s) and time(s) for which it is effective and the dB(A) level(s) authorized. A temporary exemption may be granted only for the period of time that is reasonably necessary

to conduct the activity, which in no case may exceed thirty (30) days. The following factors shall be considered by the city manager in determining whether to grant a temporary exemption:

(1) The balancing of the hardship to the applicant, the community and other persons in not granting the variance against the adverse impact on the health, safety and welfare of persons adversely affected and any other adverse effects of the granting of the variance;

(2) The nearness of any residence or residences, or any other use which would be adversely affected by sound in excess of the limits prescribed by this article;

(3) The level of the sound to be generated by the event or activity;

(4) Whether the type of sound to be produced by the event or activity is usual or unusual for the location or area for which the variance is requested;

(5) The density of population of the area in which the event or activity is to take place;

(6) The time of day or night which the activity or event will take place;

(7) The nature of the sound to be produced, including but not limited to whether the sound will be steady, intermittent, impulsive or repetitive.

(e) *Variances*. Persons wishing to continue activities which commenced prior to this article and which create noise in excess of the permitted levels may seek a variance from the board of adjustment. Such a variance may be granted if the board finds that strict application of this chapter would cause a hardship and that there is no reasonable and prudent alternative method of engaging in the activity.

(f) *Noisy vehicles, motors prohibited*. No person may use any automobile, motorcycle or other vehicle, engine or motor of whatever size, stationary or moving, instrument, device or thing, in such a manner as to create loud and unnecessary grating, grinding, rattling or other noise.

(g) *Mufflers required on mechanical devices; cutouts prohibited*. No person may operate any mechanical device operated by gasoline, or otherwise, without having a muffler, in good working order and in constant operation, to prevent excessive or unusual noise and smoke; and no person shall use a muffler cutout, bypass or similar device.

(h) *Hours for operation of engines other than on public highways*. No person may operate or use any automobile, motorcycle or other vehicle, engine or motor of whatever size, stationary or moving, on race tracks, race courses, or other similar tracks or courses at places of amusement, not being public highways, between the hours of 10:30 p.m. and 8:00 a.m. on Sundays through Thursdays, or between the hours of 12:00 midnight and 8:00 a.m. on Fridays and Saturdays. The above hours of use may be extended to 12:00 midnight, provided any sound emission is not in excess of seventy (70) dB(C), measured at a distance of one hundred (100) feet from the automobile, motorcycle or other vehicle, engine or motor.

(i) *Noise by street vendors, advertisers*. No person may produce any sound in connection with the sale, advertising or display of merchandise from a pushcart, bicycle or vehicle:

(1) In excess of seventy (70) dB(A), measured at a distance of fifty (50) feet from the pushcart, vehicle or bicycle;

(2) While such pushcart, bicycle or vehicle is not in motion; or

(3) Between the hours of 1:00 p.m. and 3:00 p.m. and between the hours of 9:00 p.m. and 10:00 a.m.

(j) *Persons responsible for noise violations*. If the person responsible for an activity that violates this section cannot be determined, the owner, lessee or occupant of the property on which the activity is located shall be deemed responsible for the violation.

(k) *Sound amplification systems in vehicles*. Noise from sound amplification systems in vehicles cannot be practically regulated by imposing decibel limits as decibel measurements are difficult to obtain from moving vehicles. Noises prohibited by this subsection are in violation of this article notwithstanding the fact that there is no apparent violation of subsection (a) of this section.

(1) Except as authorized by law, no person shall operate or permit the operation of any sound amplification system in or on a vehicle in such a manner or with such volume as to annoy or disturb the peace and quiet of any person or neighborhood in the vicinity.

(2) Except as authorized by law, no person shall operate or permit the operation of any sound amplification system in or on a vehicle in such a manner that the sound is plainly audible at a distance of fifty (50) feet, or in such a manner that it causes a person to be aware of vibration accompanying the sound at a distance of fifty (50) feet.

(3) Exemptions. This subsection shall not apply to:

a. Amplification systems being operated to request assistance of an emergency nature or to warn of a hazardous situation;

b. Authorized emergency vehicles;

c. Vehicles operated by utility companies;

d. Vehicles used in parades, concerts, festivals, fairs or similar activities that remain within any sound limits approved by the city; or

e. Amplification systems in vehicles which are operated on private property with the permission of the owner and which are not plainly audible beyond the property line.

(l) *Penalty.* Any person found responsible under this section for a violation of this article shall be guilty of a civil infraction and punished in accordance with minor section 1-8(2) and under the procedures outlined in Chapter 8 of this City Code. The court shall also enter an order of abatement against a party found responsible for a violation of this article pursuant to Chapter 8 of this City Code.

(m) *Enforcement.* The police department and city attorney are authorized to enforce the provisions of this section. A complaining member of the public shall not necessarily be required to appear in court before a violator may be found responsible for a violation of this section.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 8, 3-1-05; Ord. No. 11024, § 1, 10-9-12, eff. 11-1-12)

Sec. 16-32. Unruly gatherings.

(a) *Definitions.* For the purposes of this section, unless the context otherwise requires, the following terms or phrases are defined as:

Owner means any owner, as well as any agent of an owner acting on behalf of the owner to control or otherwise regulate the occupancy or use of the property.

Premises means the property that is the site of an unruly gathering. For residential properties, premises means the dwelling unit or units where the unruly gathering occurs.

Unruly gathering means a gathering of five (5) or more persons on any private property, including property used to conduct business, in a manner which causes a disturbance of the quiet enjoyment of private or public property by any person or persons. Such disturbances include, but are not limited to, excessive noise or traffic, obstruction of public streets by crowds or vehicles, drinking in public, the service of alcohol to minors or consumption of alcohol by minors, fighting, disturbing the peace, and littering.

(b) *Abatement of unruly gathering.* A peace officer may abate an unruly gathering by reasonable means including, but not limited to, citation or arrest of violators under applicable ordinances or state statutes, and dispersal of the persons attending the gathering.

(c) *Notice of unruly gathering; posting; removal of notice prohibited; right to contest posting.*

(1) *Contents of notice.* The premises at which the unruly gathering occurs shall be posted with a notice stating:

- a. That an unruly gathering has occurred at the premises;
- b. The date of the unruly gathering;
- c. That any subsequent unruly gathering on the same premises within a one hundred eighty (180) day period shall result in liability for the penalties provided in this section. Parties liable include any persons in attendance causing the gathering to be unruly, or any owner, occupant or tenant of the premises at which the unruly gathering occurred, or any sponsor of the event constituting the unruly gathering; and
- d. The right to contest the posting as provided in subsection (c)(4) of this section.

(2) *Posting requirements.* Premises shall be posted with a notice as provided in this section each time an unruly gathering occurs. The owner, occupant or tenant of the premises or sponsor of the event constituting the unruly gathering, if present, shall be consulted as to the location in which such notice is posted in order to achieve both the security of the notice and its prominent display.

In the event that a premises is already posted at the time of a subsequent posting, the one hundred eighty (180) day period from the date of the existing posting shall be extended to one hundred eighty (180) days from the date of the subsequent posting. Once a premises is initially posted as a result of an unruly gathering and the conduct causing the gathering to be unruly has ceased, a resumption of unruly behavior on the premises resulting in another police response shall constitute a new and separate unruly gathering for purposes of this section.

(3) *Removal of notice prohibited.* The owner, occupant, or tenant of the posted premises shall be responsible for ensuring that the notice is not removed, defaced, or concealed. The removal, defacement, or concealment of a posted notice is a civil infraction carrying a penalty of a minimum, mandatory one hundred dollar (\$100.00) fine, in addition to any other penalties which may be imposed under this section.

(4) *Right to contest posting.*

a. An owner, occupant, or tenant of the posted premises may contest the posting of the notice by filing a written petition for review with the civil infractions division of the city court requesting that the court determine whether justification existed for posting of the notice under the provisions of this section. The petition must be filed within ten (10) days after the posting of the notice or, if the notice is given by mail, within fifteen (15) days after the date of the mailing of the notice, and not thereafter. The court shall set a time and date for a hearing to be held no later than fifteen (15) days after receipt of the written petition and shall notify both the petitioner and the criminal division of the city attorney's office of the hearing date. In order to avoid the possibility of conflicting rulings, if more than one (1) petition is filed under this subsection relating to a single posting, for example by multiple lawful occupants of the posted premises, the court shall

set only one (1) hearing and shall consolidate the petitions and notify all petitioners of the hearing date and time. At the hearing, the city has the burden of proving by a preponderance of evidence that the posting of the notice was justified pursuant to the provisions of this section.

b. An owner of a posted premises, at any time after the posting or the mailing of the notice, may petition the court for an order directing the removal of the notice on the grounds that the owner has taken reasonable and necessary actions, such as evicting a tenant responsible for the violation, to prevent the occurrence of a subsequent unruly gathering at the posted location. The court shall set a time and date for a hearing to be held no later than fifteen (15) days after receipt of the petition and shall notify both the petitioner and the criminal division of the city attorney's office of the hearing date. At the hearing, the petitioner has the burden of proving by a preponderance of evidence that the petitioner has taken reasonable and necessary actions to prevent the occurrence of a subsequent unruly gathering. This petition process is not available to an owner who was present at the unruly gathering and engaged in conduct causing the gathering to be unruly.

(d) *Notification of property owner.*

(1) Notification of the posting of the notice of unruly gathering shall be mailed to any property owner at the address shown on the Pima County Property Tax Assessment Records. The notification shall advise the property owner that any subsequent unruly gathering within one hundred eighty (180) days on the same premises shall result in liability of the property owner for all applicable penalties as provided in this article. Notification shall be made by certified mail. The return receipt shall be prima facie evidence of service.

(2) Additionally, notice shall be provided to an agent of the owner who controls or regulates the use of the premises, if known. Notice to the owner's agent may be provided by hand delivery or by certified or regular mail sent to the agent's last known address.

(3) The failure to serve notice to any person described in this subsection shall not invalidate any citation or other proceedings as to any other person duly served, or relieve any such person from any duty imposed by this section.

(e) *Unruly gathering a civil infraction; parties responsible.* An unruly gathering is unlawful and constitutes a civil infraction. The following parties, if found responsible for such an infraction, are liable for the penalties provided in subsection (g)(1):

(1) The person or persons who organized or sponsored the event constituting the unruly gathering, including any owner or occupant in attendance at the unruly gathering.

(2) Any person in attendance at the unruly gathering who engaged in any conduct causing the gathering to be unruly.

(f) *Subsequent unruly gathering a civil infraction; parties responsible.* The occurrence of an unruly gathering on the same premises more than once in any one hundred eighty (180) day period is a civil infraction. The following parties, if found responsible for such an infraction, are liable for the penalties provided in subsection (g)(2):

(1) The owner of the property where the subsequent unruly gathering occurred, if either:

a. The owner was present when the property was posted, or

b. Notification of posting was mailed or delivered to the owner of the property per subsection (d), and the subsequent unruly gathering occurred not less than two (2) weeks after the mailing of such notification.

(2) The occupant or tenant of the property where the subsequent unruly gathering occurred.

(3) The person or persons who organized or sponsored the event constituting the subsequent unruly gathering.

(4) Any person in attendance at the subsequent unruly gathering who engaged in any conduct causing the gathering to be unruly.

Nothing in this section shall be construed to impose liability on the owner, occupant, or tenant of the premises or sponsor of the event constituting the unruly gathering, for the conduct of persons who are in attendance without the express or implied consent of the owner, occupant, tenant, or sponsor, as long as the owner, occupant, tenant or sponsor has taken steps reasonably necessary to prevent a subsequent unruly gathering or to exclude the uninvited persons from the premises, including owners who are actively attempting to evict a tenant from the premises. Where an invited person engages in unlawful conduct which the owner, occupant, tenant or sponsor could not reasonably foresee and could not reasonably control without the intervention of the police, the unlawful conduct of the person shall not be attributable to the owner, occupant, tenant or sponsor for the purposes of determining liability under this section.

(g) *Penalties.*

(1) *Unruly gathering.* The penalty for a party found responsible for an unruly gathering, as provided in subsection (e), shall be a minimum mandatory fine of five hundred dollars (\$500.00). Additionally, if the party found responsible for an unruly gathering has previously been found responsible for an unruly gathering, regardless of the location of the prior violation, the penalty shall be a minimum mandatory fine of

seven hundred and fifty dollars (\$750.00).

(2) *Subsequent unruly gathering.* The penalty for a party found responsible for the occurrence of a subsequent unruly gathering, as provided in subsection (f), shall be a minimum mandatory fine of seven hundred fifty dollars (\$750.00) for a first violation, a minimum mandatory fine of one thousand dollars (\$1,000.00) for a second violation, and minimum mandatory fines of one thousand five hundred dollars (\$1,500.00) for each third or subsequent violation.

(3) *Abatement.* The civil fines provided herein shall be in addition to any other penalties imposed by law for particular violations of law committed during the course of an unruly gathering. The court shall also enter an order of abatement against a party found responsible for a violation of this section pursuant to Chapter 8 of the Tucson Code.

(h) *Enforcement.* The police department is authorized to enforce the provisions of this section provided that enforcement is initiated by a complaint from a member of the public. The complaining member of the public shall not necessarily be required to appear in court before a violator may be found responsible. Peace officers shall enforce the provisions of this section using their sound discretion and the consideration of the totality of the circumstances, including but not limited to the use of the premises (e.g. residential, commercial, etc.).

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 9, 3-1-05; Ord. No. 11014, § 1, 8-7-12)

Sec. 16-33. Placing refuse upon the property of another or public property; illegal littering or dumping prohibited; persons responsible.

(a) No person shall place any refuse upon any private or public property not owned or under the control of that person. In addition to any penalty that may be imposed by this chapter or the Tucson Code, such person shall be liable for all costs for the removal, abatement or enjoining of the refuse.

(b) No person shall litter, discard refuse, or allow refuse to be discarded except at the places and in the manner authorized in Chapter 15 of this Code.

(c) The following persons are jointly and individually liable for a violation of subsection (b):

(1) The resident of the property upon which the debris has been discarded;

(2) The person who discarded or allowed the debris to be discarded;

(3) The person who owns or maintains a refuse container in which refuse is improperly placed or discarded; and

(4) The person who generated the refuse. When an item contained in refuse discarded in violation of this section identifies a person, the item creates a rebuttable presumption that the person so identified generated the refuse.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-34. Public nuisance.

(a) Anything that is injurious to health, or is indecent or offensive to the senses, or is an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property by an entire community or neighborhood, or by any considerable number of persons, is hereby declared to be a public nuisance. Any act or thing that affects an entire community or neighborhood, or any considerable number of persons, as herein described, is not less a nuisance because the extent of the annoyance or damage inflicted upon individuals is unequal.

(b) Any person who knowingly maintains or commits a public nuisance, or who knowingly fails or refuses to perform any legal duty relating to the removal of a public nuisance, is guilty of a misdemeanor.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-35. Obstructing streets, alleys or sidewalks prohibited.

No person shall obstruct any public sidewalk, street or alley in the city by placing, maintaining or allowing to remain thereon any item or thing that prevents full, free and unobstructed public use in any manner, except as otherwise specifically permitted by law.

(Ord. No. 10126, § 10, 3-1-05)

Sec. 16-36. Posting of handbills prohibited.

(a) *Posting prohibited.* No person shall post, affix, display, paint or attach; or direct, permit, or cause any other person to attach any handbill upon any street lamp post, street sign, traffic sign or signal, traffic control device, curb, sidewalk, hydrant, tree, shrub, utility pole or any other public building, structure or object except as may otherwise be required or authorized by law; or upon any private structure or building, without the consent of the owner or person in control thereof.

(b) *Presumption.* For purposes of this section, there shall be a rebuttable presumption that any person or entity whose name, address, telephone number, e-mail address or other identifying information is indicated on the handbill, and any owner, manager, or responsible party of any business, product or service which is the subject of the handbill, has directed or caused the posting or attaching of the handbill in violation of subsection (a).

(c) *Penalty.* A violation of this section is a civil infraction. In addition to any other penalties prescribed by law, any person found responsible for violating this section shall be fined not less than two hundred fifty dollars (\$250.00). Each handbill illegally posted shall constitute a separate violation, and shall be subject to a separate fine. In addition to the minimum fine(s), upon finding any person responsible for violating this section, the court shall order that person to reimburse the city for its costs in the removal of the illegal handbill(s) pursuant to subsection (d), as documented by a statement of costs presented to the court by the city.

(d) *Enforcement and abatement by code official.* The code official is authorized to enforce the provisions of this section. The code official may, but is not required to, initiate enforcement by issuing a notice of violation pursuant to section 16-45 to the person(s) responsible for a violation of this section, and therein direct and order the responsible person(s) to remove of the unlawful handbill(s). The code official is further authorized to remove or cause the removal of any handbills posted in violation of this section, with or without giving prior notice to the person(s) responsible for the violation.

(Ord. No. 10126, § 11, 3-1-05)

Sec. 16-37. Group dwelling public nuisance; abatement.

(a) *Definition of a group dwelling public nuisance.* A dwelling unit may be designated by the code official as a group dwelling public nuisance if all of the following apply:

(1) The dwelling unit is treated as a lawful nonconforming group dwelling under LUC Section 3.5.7.1.I; and

(2) The dwelling unit is the location of a documented pattern of nuisance activity which shall consist of at least three (3) incidents on separate dates within a two (2) year period resulting in criminal charges, or in civil infraction citations involving nuisance conduct; and

(3) At least one (1) of the violations is a criminal offense or a violation of section 16-31 (excessive noise) or section 16-32 (unruly gatherings) of this code.

(b) *Maintaining a group dwelling public nuisance unlawful.* It is unlawful for a property owner to maintain a dwelling unit as a group dwelling public nuisance; and a group dwelling public nuisance shall be abated as provided in this section.

(c) *Property owner notification.* The code official shall first notify the property owner and an occupant that the dwelling unit may be designated as a group dwelling public nuisance. Such notice shall include the identification of the dwelling unit in violation; a description of the charges or citations upon which the designation is based; the address and phone number of a city representative to contact; and a description of the appeal rights that apply. The notice shall be delivered in the same manner as provided under section 16-45(e) for notices of violation. The notice shall provide the property owner ten (10) working days to respond to the proposed designation or to submit to the code official a remediation plan that will voluntarily abate the alleged violation(s). Within ten (10) working days of the date of property owner responds to the notice, or in the absence of a response within ten (10) working days of the expiration of the response period, the code official shall notify the property owner of the decision as to whether the dwelling unit is a group dwelling public nuisance. A property owner may appeal a designation of a group dwelling as a public nuisance under this paragraph within thirty (30) days of the designation by filing an appeal in accordance with section 16-73.

(d) *Abatement by remediation plan; appeal.* Where the code official has designated a dwelling unit as a public nuisance as provided above, the nuisance shall be abated as follows:

(1) The code official shall first attempt to consult with the property owner in which the dwelling unit is located to determine appropriate steps to abate the group dwelling public nuisance through a remediation plan. Within fifteen (15) working days, the code official shall determine the appropriate remediation plan to abate the group dwelling public nuisance. The code official may extend the time for completing the remediation plan by up to fifteen (15) days. By the same date, the remediation plan shall be delivered to the property owner, and shall be effective for one (1) year. Within five (5) days of delivery to the property owner, the designation as a group dwelling public nuisance and the remediation plan shall also be delivered to property owners within fifty (50) feet of the subject site and mailed to any registered neighborhood association that includes the subject site. Failure to deliver the designation and/or remediation plan to these nearby property owners shall not affect the validity of the designation or remediation plan. The code official shall keep and maintain any nuisance designation or remediation plan issued under this section as a public record, and shall make such documents available to any person upon request.

(2) A property owner may file an administrative appeal to appeal the requirements of the remediation plan in accordance with section 16-70 of this chapter.

(e) *Subsequent violations a civil infraction; abatement by court order.* If, within twenty-four (24) months of the designation of a dwelling unit as a group dwelling public nuisance and the issuance of a remediation plan, the dwelling unit is the location of an additional violation or violations of the City Code or of any

criminal laws or statutes, the property owner is responsible for a civil infraction. Upon finding a property owner responsible for a violation under this subsection, the court shall order such person to correct and abate the violations. Such order may include an order to reduce or limit the number of unrelated tenants in the dwelling unit to not more than four (4), except that any order limiting occupancy in this manner can only apply for a time period not to exceed six (6) months. A reduction of the number of tenants as a result of a court order issued pursuant to this paragraph shall not terminate or discontinue the nonconforming use of the dwelling unit.

(f) *Subsequent violations following court ordered abatement.* If, within twenty-four (24) months of court order issued pursuant to subsection (e) above, the dwelling unit is the location of an additional violation or violations of the City Code or of any criminal laws or statutes, the property owner is responsible for a civil infraction. Upon finding a property owner responsible for a violation under this subsection, the court shall order such person to correct and abate the violations. Such order may include an order to reduce or limit the number of unrelated tenants in the dwelling unit to not more than four (4) and such order may be effective for up to one (1) year. A reduction of the number of tenants for six (6) months or more pursuant to a court order issued under this subsection shall terminate and discontinue the nonconforming use of the group dwelling unit if the order exceeds six (6) months.

(g) *Voluntary abatement.* Where a property owner voluntarily reduces the number of occupants to whom a dwelling unit is leased and occupied to less than five (5) unrelated persons for a period of not less than one (1) year, the designation of the property as a group dwelling public nuisance shall be deemed abated. A subsequent determination that the dwelling unit is a group dwelling public nuisance after the period of voluntary abatement shall be based upon violations occurring after the voluntary abatement period. To qualify for the voluntary abatement in this subsection, the property owner shall provide written notice of the abatement and applicable lease period to the code official, property owners within fifty (50) feet of the property to be abated, and the registered neighborhood association.

(Ord. No. 10965, § 6, 2-15-12)

Sec. 16-38. Transfer of group dwelling public nuisance property after remediation plan or court order.

Fraudulent transfer as a misdemeanor. Any person who has been served with a remediation plan or court order and who then transfers an ownership interest in the real property against which the notice has been served is guilty of a misdemeanor if the transfer is made without first obtaining a written acceptance of responsibility from the new owner for the items listed in the remediation plan or court order.

(Ord. No. 10965, § 6, 2-15-12)

Sec. 16-39. Reserved.

ARTICLE V.

ADMINISTRATION AND ENFORCEMENT

Sec. 16-40. Authority to enforce.

(a) The code official shall enforce the provisions of this chapter. In addition, the code official is authorized to make safe any structure, in whole or part, which in the opinion of the code official, is an imminent hazard to the health or safety of any person or persons due to the conditions of such structure.

(b) No person shall obstruct, impede or interfere with any officer, employee, contractor or authorized representative of the city who is lawfully engaged in the enforcement or execution of the provisions of this chapter.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-41. Rules and regulations.

The code official is authorized to make reasonable and necessary rules and regulations to carry out the provisions of this chapter. When approved by the mayor and council, such rules and regulations shall be binding upon and obeyed by all persons affected by this chapter after three (3) copies of any such rules and regulations shall have been filed in the office of the city clerk as a public record and there kept for use or inspection by any member of the public at any time during the regular office hours of that office. A printed copy of such rules and regulations shall be furnished any member of the public upon request and payment of a reasonable charge therefor as set forth in such printed copy.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-42. Authority and inspections; re-inspection fees; appeal.

(a) The code official is authorized to make inspections of property to determine compliance with this chapter. Interior inspections will be done with approval of the owner, occupant or responsible party, or by a court order or as otherwise authorized by law.

(b) Except as expressly provided in section 16-27 or elsewhere in the Tucson Code, no fee shall be charged for an initial inspection to determine the existence of a violation of this chapter. Any person who

neglects, fails or refuses to correct the violations contained within a notice of violation issued pursuant to section 16-45 may be assessed a re-inspection fee for inspections that occur after the compliance date specified in the Notice, where such re-inspection demonstrates the failure to comply. The fee for these re-inspections shall be set by resolution or ordinance adopted by mayor and council. Failure to pay re-inspection fees within fourteen (14) days of assessment is a violation of this section. Re-inspection fees may be collected in any manner as provided by law, including as a lien against the real property where the violation occurred.

(c) A person may appeal the imposition of a re-inspection fee to the code official through an administrative conference in the manner provided in section 16-71. The administrative conference shall be the only administrative appeal of a re-inspection fee, and no appeal may be made to the board of appeals. (Ord. No. 9816, § 15, 2-24-03; Ord. No. 10687, §§ 1, 2, 6-23-09, eff. 7-1-09)

Sec. 16-43. Enforcement independent of other provisions.

The authority of the code official to enforce the provisions of this chapter is independent of and in addition to the authority of city officials to enforce the provisions of any other chapter of the city code or other laws, ordinances, or statutes.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-44. Cooperation of other departments.

The police department and any other department of the city has authority to assist and cooperate with the code official in the performance of duties under this chapter. This cooperation may include assistance in enforcement or abatement actions. This section is not intended to create or expand the authority of any department to perform acts that are otherwise prohibited by law.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-45. Notice of violation.

(a) If the code official finds a violation of sections 16-4, 16-11, 16-12, 16-13, 16-14, 16-15, 16-30(a), 16-35 or 16-36 of this chapter, the code official may notify the owner or responsible party through the issuance of a notice of violation.

(b) A notice of violation issued pursuant to this section shall include:

(1) The identification of the property in violation; a street address or legal description of the property is sufficient identification of the property;

(2) A statement of the violations in sufficient detail to allow an owner or responsible party to identify and correct the problem;

(3) A statement of the actions required to correct and abate the violations. The statement of required action shall direct the owner or responsible party to perform whatever action is reasonably necessary to correct the violations, including clean-up, extermination, repair, rehabilitation, vacation of the building or structure, compliance with section 16-29, and/or demolition:

a. If the action required is a repair, the notice shall direct that all required permits be secured for the repair, and that the repair work shall be commenced and completed within such time, not to exceed sixty (60) days, as the code official determines is reasonable under the circumstances.

b. If the action required includes the vacation of a building or structure, the notice shall direct that the building or structure be vacated within a time certain as the code official determines is reasonable under the circumstances.

c. If the action required includes demolition and removal of a building or structure, the notice shall direct that the building or structure be vacated within a time certain as the code official determines is reasonable under the circumstances; that all permits required for the demolition be secured within sixty (60) days from the date of the notice; and that the demolition and removal be completed within a time certain as the code official determines is reasonable under the circumstances.

d. If the action required is the abatement of a hazardous excavation, the notice shall direct any or all of the following actions be completed within a time certain as determined to be reasonable by the code official:

1. Securing the excavation by completely surrounding either the excavation or the property with a fence or other enclosure that is at least five (5) feet in height at all points;

2. Securing the excavation by completely covering the excavation in a manner that prevents any access to the excavation and eliminates any hazard or attractive nuisance;

3. Completely filling the excavation with clean fill.

(4) The address and phone number of a city representative to contact;

(5) A statement describing the city's authority to abate should the owner or responsible party not correct the violation within the time specified in the notice, and to assess a lien against the property for the costs of abatement;

(6) A statement advising that any person having any legal interest in the property may appeal from the notice in the manner specified in this chapter, and that failure to appeal will constitute a waiver of all rights to

an administrative determination and hearing of the matter.

(c) In order for the city to assess the property for the costs of abatement as provided in section 16-61, the notice shall be given not less than thirty (30) days before the day set for compliance and shall include the estimated cost of such abatement to the city if the owner or responsible party does not comply.

(d) The notice shall be served upon the record owner and/or the responsible party in the manner described in subsection (e) of this section. In addition, the notice shall be served on the holder of any legal interest in the property, if known to the code official, and in cases involving an order to vacate, upon any lawful tenant. Any failure to serve any person holding legal interest in the property shall not invalidate any proceedings as to any other person duly served, and shall not relieve any such person from any obligation imposed by this chapter.

(e) Any notice given for any purpose under this chapter, except any notice that includes an order to vacate or an order to abate by demolition, shall be deemed effective on the date when written notice is hand delivered; or on the date when written notice is mailed by first class mail, addressed to the property owner or responsible party. Any notice given under this chapter that includes an order to vacate or an order to abate by demolition shall be deemed effective on the date when written notice is hand delivered or mailed by certified mail return receipt requested, addressed to the property owner or responsible party. Any notice served by first class mail shall be mailed to the last known address of the owner, the owner's authorized agent or the owner's statutory agent and to the address to which the tax bill for the property was last mailed. For any notice given under this chapter for any purpose, including any notice that includes an order to vacate or an order to abate by demolition, if personal service or mailed service is not practicable, service of notice shall also be deemed effective upon notification through one time public notice published in a newspaper of general circulation and by posting the property for a period of thirty (30) days. Nothing herein shall preclude the city from giving additional verbal, written, or posted notice at its discretion. If the city does elect to give any additional notice in any instance, it shall not thereby become obligated to give such additional notice thereafter in the same or other situations.

(f) Unless otherwise specifically provided, nothing in this section shall require the issuance of a notice of violation prior to the commencement of civil or criminal violation proceedings.

(g) Any person who fails to comply with a notice of violation issued pursuant to this section shall be subject to the penalties set forth in section 16-48 of this chapter.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 12, 3-1-05; Ord. No. 10512, § 2, 3-25-08; Ord. No. 10638, § 4, 3-3-09)

Sec. 16-46. Transfer of property after notice.

(a) *Responsibility upon transfer of property.* The transfer of any and all property interests in any manner of any real property against which a notice of violation has been issued shall not relieve the party(s) served with a notice unless the legal entity assuming an ownership interest in such property, in writing, assumes responsibility for compliance with the notice of violation and a copy of such writing is presented to the code official.

(b) *Fraudulent transfer as a misdemeanor.* Any person who has been served with a notice of violation and who then transfers an ownership interest in the real property against which the notice has been served is guilty of a misdemeanor if the transfer is made without first obtaining a written acceptance of liability from the new owner for the items listed in the notice.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-47. Recording a violation.

If there is not compliance with a notice of violation within the time specified in the notice, and no appeal has been properly and timely filed, the code official may record a notice of violation with the county recorder. A recorded notice of violation shall describe the property and the violations and shall certify that the owner has been notified. Whenever the corrections ordered thereafter have been completed or the building demolished so that the violations described in the notice have been abated, the code official shall file a new certificate with the county recorder certifying that all required corrections have been made and that the property is no longer in violation of this chapter. Failure to record a notice of violation shall not affect the validity of the notice as to persons who receive the notice.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-48. Violations and penalties.

Unless a penalty, remedy or sanction is otherwise specified in this chapter, the penalty for a violation of this chapter shall be as follows:

(1) The remedies herein are cumulative and the city may proceed under one (1) or more such remedies.

(2) Any owner or responsible party who commits, causes, permits, facilitates or aids or abets any violation of any provision of this chapter or who fails to perform any act or duty required by this chapter is responsible for a civil infraction and is subject to a civil sanction of not less than one hundred dollars

(\$100.00) nor more than two thousand five hundred dollars (\$2,500.00).

(3) Any owner or responsible party who commits, causes, permits, facilitates or aids or abets any violation of any provision of this chapter or who fails to perform any act or duty required by this chapter is guilty of a class one (1) misdemeanor.

(4) Each day any violation of any provision of this chapter or the failure to perform any act or duty required by this chapter exists shall constitute a separate violation or offense.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-49. Jurisdiction of court.

(a) Jurisdiction of all proceedings to enforce the provisions of this chapter shall be in the City Court of the City of Tucson.

(b) Civil infraction proceedings to enforce this chapter may be adjudicated by a magistrate or a special limited magistrate.

(c) The City Court of the City of Tucson shall have jurisdiction to issue orders pursuant to this chapter permitting the city to abate conditions that constitute a violation of the provisions of this chapter.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-50. Commencement of civil infraction proceedings.

Any civil infraction proceedings to enforce the provisions of this chapter shall be commenced, and summons shall be issued in accordance with the procedures set forth in Arizona Revised Statutes, city ordinance or as provided in the Local Rules of Practice and Procedure-City Court-City of Tucson. If the city is unable to personally serve the complaint, the complaint may be served in the same manner prescribed for alternative methods of service by the Arizona Rules of Civil Procedure or by certified or registered mail, return receipt requested.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-51. Appeal of court decision.

Any party may appeal the judgment of the court to the Superior Court. Appeals from civil infraction proceedings shall be in accordance with the Superior Court Rules of Appellate Procedure-Civil. Appeals from criminal proceedings shall be in accordance with the Superior Court Rules of Appellate Procedure-Criminal.

(Ord. No. 9816, § 15, 2-24-03)

Secs. 16-52--16-59. Reserved.

ARTICLE VI. ABATEMENT

Sec. 16-60. Court ordered abatement.

(a) Upon finding a person guilty or responsible for a violation of any provision of this chapter, the court shall order such person to perform whatever action is reasonably necessary to correct and abate the violations, including clean-up, board-up, extermination, repair, rehabilitation, vacation of the building or structure, permanently securing or filling the excavation, compliance with section 16-29, and/or demolition. An abatement order shall be effective for one (1) year unless stayed on appeal. If stayed on appeal, the order shall be effective for one (1) year from the end of the appeal if the judgement and sentence are upheld. If more than one (1) person is guilty or responsible for a violation, such persons shall be jointly and severally responsible for completing the abatement.

(b) For violations of section 16-15 of this chapter, upon a finding of responsibility, the court shall order the abatement of the offending vehicle within thirty (30) days of judgment, unless additional time is requested by the defendant and granted by the court. Upon expiration of the time for abatement, and upon request by the city, the court shall order the city to abate a violation of section 16-15 by towing and impounding the vehicle; and the city shall dispose of the vehicle pursuant to the procedures for such disposal as set forth in sections 20-13 and 20-14 of the Code.

(c) When the court orders abatement pursuant to this section, the court shall advise a violator that additional fines will be imposed for failure to abate a violation, and that the city may bring criminal charges for failure to obey an order to abate a violation.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 13, 3-1-05; Ord. No. 10512, § 3, 3-25-08)

Sec. 16-61. Abatement by the city.

(a) In addition to ordering abatement of a violation as provided in section 16-60, upon finding a person guilty or responsible for a violation of any provision of this chapter, the court may issue an order authorizing the city to perform whatever action is reasonably necessary to correct and abate the violation, including clean-up, board-up, extermination, repair, rehabilitation, vacation of the building or structure, disconnection of utilities, permanently securing or filling the excavation, and/or demolition.

(b) The reasonable costs of any such abatement shall be the responsibility of the person found guilty or

responsible of the violation. If more than one (1) person is guilty or responsible for a violation, such persons shall be jointly and severally responsible for the costs of the abatement. The city shall pay the cost and expense of such abatement from any appropriation made available for that purpose and shall certify a statement of account to the finance director who shall collect the amount due, together with interest at the rate established by law.

(c) Any and all charges and costs arising from the city taking action to abate a violation pursuant to a court order shall be a lien filed against the real property that is the subject of the violation.

(d) The city may make the costs of an abatement an assessment on the property that is the subject of the violation where all of the following are true:

(1) The case was initiated by the service of a notice of violation pursuant to section 16-45 of this chapter;

(2) The owner or responsible party failed to comply with such notice within thirty (30) days; and

(3) The notice included the estimated cost of such abatement to the city if the owner or responsible party did not comply.

Upon commencement of action on the property or after mailing the statement of account to the owner or responsible party, the city shall assess the property for the cost of work performed, including actual costs of any additional inspection and other incidental connected costs, and for associated legal costs for abatement or injunction, and may pursue any or all means for recovery of cost if the assessment is not paid. If the assessment is paid, the city shall remove the assessment. In the event it is necessary to enforce the assessment by sale, the sale shall be made from a judgment of foreclosure and order of sale. The city shall have the right to enforce the assessment in the Superior Court of Pima County, at any time after recording, but failure to enforce the assessment shall not affect its validity. The recorded assessment shall be prima facie evidence of the truth of all matters recited therein, and of the regularity of all proceedings prior to the recording. Prior assessment or assessments for the purposes provided for in this chapter shall not be a bar to a subsequent assessment or assessments and any number of liens or assessments on the same parcel may be enforced in the same action.

(e) An assessment made pursuant to this section is prior and superior to all other liens, obligations, mortgages or other encumbrances, except liens for general taxes.

(f) Any liens or assessments filed with the county recorder pursuant to previous provisions of this chapter or any similar chapter shall remain in effect under the same terms and conditions that existed at the time of recording.

(g) If the code official observes a violation of sections 16-13(a), (b), (c), (d), (e) or 16-33 and serves a written notice of violation pursuant to section 16-45 and the violation has not been completely abated within thirty (30) days, then the violation is presumed to constitute a health or fire hazard. The code official may then go upon the property and abate the violation at the expense of the owner or responsible party. Any and all costs arising from the city's action to abate the violation shall be a lien filed against the real property that is the subject of the violation. A verified statement of the costs or expenses shall be prepared and charged pursuant to rules, procedures and regulations promulgated by the appropriate code official to the last known address of the responsible person. In determining costs, the city may charge twice the rate established by mayor and council resolution for the collection of trash and refuse. If the charged person has a utility services account with the city, the costs may be charged to that account. If more than one (1) person is responsible for the violation, such persons shall be jointly and severally responsible for the payment of costs or expenses of the abatement. The payment may be in addition to any civil or criminal penalty imposed pursuant to this Code.

(h) The purpose of charging costs to a utility services account per subsection (g) is to provide a means of billing and collecting costs, rather than to create a means of discontinuing utility services.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 14, 3-1-05; Ord. No. 10348, § 6, 11-28-06; Ord. No. 10833, § 7, 8-4-10)

Sec. 16-62. Temporary abatement.

If it is determined that a nuisance as provided in section 16-14 is a hazard to the public safety and health, the code official may declare such structure a hazard. After notice is communicated to any owner of record to secure the structure and the owner does not secure the structure to city specifications, the hazard may be summarily abated by the city through boarding. The city may also post both the structure and the exterior premises with signs to provide reasonable notice prohibiting entry (i.e., "No Trespassing" signs). Any and all charges and costs arising from the city taking action to secure the structure shall be a lien filed against the real property containing such a structure.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 15, 3-1-05)

Sec. 16-63. Emergency abatement.

(a) Notwithstanding any other provision of this chapter if, in the opinion of the code official, the conditions at a property constitute an imminent hazard, the code official may order immediate abatement of the hazard

without notice. Such abatement of an imminent hazard shall be limited to the minimum work necessary to remove the hazard, and may include disconnection of utilities.

(b) The city shall pay the cost and expense of such abatement from any appropriation made available for that purpose.

(c) A lien shall be recorded with the Pima County Recorder's Office and shall address the same costs and procedures identified in section 16-61, entitled abatement by the city.

(d) Whenever the code official finds that any structure contains an imminent hazard or health hazard, the code official may declare such structure unfit for human occupancy and order it to be vacated or to remain vacant. A structure declared unfit for occupancy and ordered vacated or to remain vacant under the provisions of this section shall not be leased, rented or occupied, and the utilities cannot be reconnected, until it has been inspected and deemed fit for occupancy by the city. The city shall reinspect, for the purpose of reoccupancy, within three (3) business days of the receipt of a written request by the owner.

(e) Fire department suppression forces are responsible for emergency operations related to fire conditions. In any case involving fire conditions at a building or structure, fire suppression forces shall be responsible for fire suppression and structure control until such time as the fire is fully extinguished. After fire conditions are fully extinguished, and after any necessary fire cause investigation, fire suppression forces shall transfer control and responsibility for the building or structure to the building official or other appropriate code official. After this transfer, all subsequent enforcement actions, such as securing the structure, restoring utilities, or ordering demolition, as well as all follow up actions such as cost recovery, shall be the responsibility of the building official or code official. After the transfer of responsibility, fire cause investigators shall retain authority over and responsibility for investigation of fire causation.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-64. Structures posted as hazardous.

(a) Whenever the code official has determined that a structure is unfit for occupancy and orders the structure to be vacated, the code official shall post a written notice at or upon each exit of the structure. The notice shall be in substantially the following form:

DO NOT ENTER

UNSAFE TO OCCUPY

It is unlawful to occupy this structure, or to remove or deface this notice.

(b) No person shall remain in or enter any structure that has been so posted, except to make repairs, demolish or remove such structure under permit. No person shall remove or deface such notice after it is posted until the required repairs, demolition or removal of the structure is completed and the property is reinspected and found to be in compliance.

(c) Whenever a notice is posted pursuant to subsection (b) of this section, the code official shall provide notice of such posting to the property owner using the procedures and provisions set forth in section 16-45 of this chapter. This notice shall recite the emergency and describe the hazardous condition(s) that necessitate the posting.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-65. Abatement by demolition.

Abatement by demolition shall be ordered only where repair of the structure is unreasonable or impracticable, and demolition and removal of a structure or building is necessary to correct and abate a violation. Any action involving the demolition of a building or structure shall be commenced by issuing a notice of violation to the owner and any responsible parties in accordance with the provisions of section 16-45.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-66. Historic structures.

(a) *Purpose.* In order to promote the preservation and rehabilitation of significant historic structures that may have become structurally unsound, the following demolition procedures have been established to provide for adequate notification, analysis, stabilization, or demolition and documentation of such structures without jeopardizing the safety and welfare of the public.

(b) *Applicability.* These provisions apply to all historic structures within a City of Tucson Historic District or to designated national, state, or City of Tucson historic landmarks.

(c) *Definitions.* For the purpose of these procedures, an historic structure shall be defined as any structure more than fifty (50) years old.

(d) *Organization.* The appropriate historic district advisory board shall be responsible for providing a list of architects familiar with the types of construction in its district to the Tucson-Pima County Historical Commission. At least one (1) architect from the list should be available to advise the structural engineer and/or building official when an emergency situation exists. The Tucson-Pima County Historical Commission shall file a list each January 30th with the planning department of five (5) qualified architects who are not city

employees.

(e) *Notification.* When, either during or after business hours, the building official is informed that a structure is in imminent danger of collapse so as to endanger its occupants, other person, or neighboring structures, the building official shall at all times immediately notify the designated member of the planning department and the owner of the property in question and request the owner or the owner's agent to meet with the building official at the premises or other appropriate place concerning the course of action to be taken with regard to the subject structure. Planning department staff shall immediately notify the:

- (1) Advisory board chairperson of the historic district in which the site is located;
- (2) Tucson-Pima County Historical Commission Chairperson;
- (3) State historic preservation officer if the structure is listed in the national historic register as being

historically significant;

- (4) An architect from the list provided by the Tucson-Pima County Historical Commission.

(f) *Evaluation.*

(1) The building official shall immediately thereafter evaluate the demolition option with representatives of the planning and fire department staffs, and a licensed structural engineer who has experience in working with local historic structures.

(2) An architect from the list of architects familiar with adobe construction should be at the scene of the proposed demolition within two (2) hours of being notified to provide advice to the building official and a structural engineer concerning the proposed demolition.

(g) *Abatement: emergency stabilization or demolition.* When an historic building is damaged beyond the point of safety as determined by this review process, the feasibility of stabilizing the building shall first be considered by the building official after consultation with a structural engineer and an architect, if available. If the building cannot feasibly be brought to the point of safety by stabilization, partial demolition should be undertaken to the point of stability, again as determined by the building official after consultation with the structural engineer and architect, if available. Partial demolition should be done in such a manner that the future rehabilitation of the structure will not be impeded.

(h) *Fire department operations.* The role of the fire department suppression forces shall be limited to emergency operations and the abatement of imminent hazards to life. Only as a last resort and under the most extreme circumstances will the fire department suppression forces consider demolition of an historic structure as a means of hazard abatement. The fire department suppression forces will make every reasonable effort to salvage and preserve as much of the historic structure as possible when involved in fire.

(i) *Report.* A written report documenting the necessity of demolishing an historic structure should be prepared within five (5) working days of the decision to demolish a structure. This report must include the analysis of the structural engineer and the recommendations of the architect consulted.

(j) *Salvage and documentation.* A two (2) day delay shall be imposed in all but the most extreme cases to allow for salvage of important architectural features or photographic documentation. Access for these purposes will be permitted only with the permission of the building official and the property owner (following a securing of the property by fencing or other means as determined by the building official).

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-67. Failure to obey abatement order.

Any person who fails to obey an order issued by a magistrate, special magistrate, or special limited magistrate directing abatement of a violation of this chapter is guilty of a misdemeanor. A violation of this section is punishable by a minimum mandatory twenty-four (24) hours in jail, up to a maximum six (6) months in jail; by a minimum mandatory fine of two hundred and fifty dollars (\$250.00), up to a maximum two thousand five hundred dollars (\$2,500.00); and by probation up to three (3) years. Minimum jail and minimum fines can not be suspended.

(Ord. No. 9816, § 15, 2-24-03)

Secs. 16-68--16-69. Reserved.

ARTICLE VII. ADMINISTRATIVE APPEALS

Sec. 16-70. Availability of administrative appeal.

The provisions of this article, which permit administrative review of a notice of violation, only apply to:

- (1) Violations of sections 16-4, 16-11, 16-12 and 16-14 of this chapter;
- (2) Designations of slum properties pursuant to section 16-24 of this chapter;
- (3) Violations of this chapter wherein the city seeks the recovery of costs through the imposition of an assessment as provided in sections 16-61(d), (e); and
- (4) Abatement of a group dwelling public nuisance pursuant to section 16-37.

No administrative appeal is available in a case involving a pending or adjudicated court proceeding.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10965, § 7, 2-15-12)

Sec. 16-71. Administrative conference.

(a) Any notice of violation or slum designation described in section 16-70 can be appealed to the code official for an administrative conference for review. An appeal shall be made to the code official in the following manner:

(1) The applicant shall file a written appeal on the forms provided by the code official and accompanied by a non-refundable fee, as determined by separate ordinance, within ten (10) days after the date of service of the notice.

(2) The appeal will be heard by the code official within ten (10) days at a regular, specified time.

(3) The code official may use a hearing committee consisting of such staff as the code official deems appropriate or other technical persons to advise the code official on a particular appeal.

(4) The applicant shall provide adequate information to fully describe the conditions in question.

(5) The applicant may, but is not required to, meet personally with the code official.

(b) If the code official denies an appeal made under this section, the applicant must comply with the decision of the code official or may appeal to the board of appeals pursuant to section 16-73 of this chapter.

(c) Failure to file an appeal in accordance with the provisions of this section constitutes a waiver of the right to an administrative conference. Additionally, any person who appeals directly to the board of appeals pursuant to section 16-73 waives the right to an administrative conference.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 16, 3-1-05; Ord. No. 10687, § 3, 6-23-09, eff. 7-1-09)

Sec. 16-72. Modifications.

The code official may grant a minor variance to the provisions specified in section 16-70 of this chapter when there exists an unusual or unreasonable hardship resulting from a literal interpretation of this chapter. The code official shall first find that a special individual hardship makes the strict application of this chapter impractical, and the variance is in conformity with the intent and purpose of this chapter, and that the variance does not lessen health, life safety and fire safety requirements or any degree of structural integrity. The details of actions granting variances shall be recorded and maintained by the code official.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-73. Appeals to the board of appeals.

(a) An owner or responsible party who is not or was not a party to a pending or adjudicated court proceeding involving a request for court ordered abatement of the violation (hereinafter, the appellant) may appeal a notice of violation, slum designation described in section 16-70 or group dwelling public nuisance designation described in section 16-37 to the board of appeals (hereafter board) established in Tucson Code section 6-12 and section 204 of the Administrative Code, when it is claimed that:

(1) Substantive errors exist in the notice of violation, the slum designation or group dwelling public nuisance designation.

(2) The method or schedule for correcting the violation as set forth in the notice of violation, the slum designation or group dwelling public nuisance designation is unreasonable or arbitrary.

(b) An owner or responsible party whose relationship with the property existed at the time of the recording of an assessment, and who is not or was not a party to a court proceeding which has established or may establish the amount of an assessment, may appeal the amount of the assessment for abatement to the board.

(c) In cases involving an order to vacate or suspend occupancy of a group dwelling public nuisance, any the property owner or a lawful tenant of the property that is the subject of the order to vacate may appeal that order to the board on the grounds that the order to vacate is unreasonable or arbitrary.

(d) The appellant shall prepare the appeal in a written application as follows:

(1) The appellant shall file a written appeal on the forms provided by the code official and accompanied by a non-refundable fee, as determined by separate ordinance;

(2) The appellant shall provide adequate information to fully describe the conditions in question;

(3) The application for appeal shall contain each appellant's signature and mailing address to which the decision of the board may be mailed;

(4) The appellant shall provide a brief statement describing the legal interest of each of the appellants in the property involved in the proceeding;

(5) The appellant shall verify by declaration under penalty of perjury the truth of the matters stated in the application;

(6) The appeal shall be filed within thirty (30) days from the date of the service of the notice of violation or notice of designation as a slum property; provided, however, that if the building or structure is in such condition as to make it an imminent hazard and is posted and vacated in accordance with sections 16-63 and 16-64 of this chapter, an appeal shall be filed within ten (10) days from the date of the service of such notice.

(e) Except for vacation orders made pursuant to sections 16-63 and 16-64, the timely filing of an appeal shall act as an automatic stay of enforcement of the notice of violation until the appeal is finally determined by the board. The filing of an appeal does not stay enforcement of any notice or order, or any provision thereof, where the notice or order includes an order to vacate.

(f) As soon as practicable after receiving the written appeal, the board shall fix a date, time and place for the hearing of the appeal. Such date shall not be less than ten (10) days nor more than sixty (60) days from the date the appeal was filed. Written notice of the time and place of the hearing shall be given at least ten (10) days prior to the date of the hearing to each appellant by the secretary of the board, either by causing a copy of the notice to be delivered personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at the address shown on the appeal.

(g) Failure of any person to file an appeal in accordance with the provisions of this section shall constitute a waiver of the right to a administrative hearing of the appeal and adjudication of the notice of violation or notice of designation as a slum, and such person shall be stopped to deny the validity of any order or action of the city which could have been timely appealed.

(h) The board shall decide any appeal immediately after the hearing, or within a reasonable time thereafter, but in no event shall the board keep an appeal under consideration for more than five (5) days after the hearing. The board shall render its decision in writing, and the decision of the board shall be filed with the secretary of the board, with a copy to the appellant or applicant. The decision of the board is final. No further appeal is available to city or county boards or officials. In cases involving the designation of a property as a slum, persons aggrieved by decisions of the board may appeal the decision pursuant to A.R.S. Tit. 12, Ch. 7, Art. 6, or pursuant to successor provisions relating to judicial review of administrative decisions. In all other cases, persons aggrieved by decisions of the board may apply to superior court for relief in accordance with the Arizona Rules of Procedure for Special Actions. In the absence of a court order, the filing of an appeal or special action will not stay enforcement.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 17, 3-1-05; Ord. No. 10687, § 3, 6-23-09, eff. 7-1-09; Ord. No. 10965, § 7, 2-15-12)

Sec. 16-74. Powers, duties and responsibilities of the board.

(a) *Appeals.*

(1) On an appeal, the board may affirm, reverse, or modify the notice of violation or notice of designation as a slum. In the event that the board modifies the notice, the following limitations and procedures shall apply:

a. If the appeal is taken on the grounds that the amount of time for correction of the violation given in the notice of violation is unreasonable, upon a showing by the appellant that the time is unreasonable, and upon a satisfactory showing by the appellant that there is a reasonable probability that the appellant will be able to correct the violation by the granting of additional time, the board may grant up to an additional ninety (90) days to correct the violation. The board may permit city staff to grant additional time of up to ninety (90) days if during the initial time extension the appellant has substantially complied with any plan or timetable approved by the board.

b. If the appeal is taken on the grounds that the method to correct the violation as specified in the notice of violation is unreasonable, the board may approve an alternate method of correction as long as the purposes of this chapter are fulfilled.

c. In the event that the appeal is taken on the grounds that the cost of the abatement is unreasonable, the board may affirm, modify or reverse the lien or assessment amounts resulting from the abatement for good cause shown.

d. If the appeal is taken on the grounds that an order to vacate is unreasonable or arbitrary, the board may affirm, reverse, or modify the order to vacate.

(2) In order to assist it in making the determinations set forth above, the board may take evidence from the appellant, city staff, and any other person. Any relevant evidence is admissible, including hearsay evidence, if it would assist the board in making its decision.

(b) *Adoption of rules.* The board may adopt rules necessary to carry out the duties and responsibilities imposed upon it by this section. Such rules shall not be inconsistent with the provisions of this chapter, or the Charter or Code of the City of Tucson.

(Ord. No. 9816, § 15, 2-24-03; Ord. No. 10126, § 18, 3-1-05)

Secs. 16-75--16-79. Reserved.

ARTICLE VIII.

LIABILITY; CONFLICTS; SEVERABILITY; ACKNOWLEDGEMENT

Sec. 16-80. Liability.

(a) The board, manager, code official, or any employee charged with the enforcement of this chapter,

acting in good faith and without malice for the city in the discharge of the duties required by this chapter or other pertinent law or ordinance, shall not be personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against said board, manager, code official or employee because of such act or omission performed in the enforcement of any provisions of this chapter or other pertinent laws or ordinances shall be defended by the city until the final termination of the proceedings, and any judgment resulting therefrom shall be assumed by the city.

(b) This chapter does not relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the city be held as assuming any such liability by reason of the inspections authorized by this chapter.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-81. Conflict of ordinances.

(a) In any case where a provision of this chapter is found to be in conflict with a provision of any zoning, building, housing, fire, safety or health ordinance or code of the city existing on the effective date of this chapter, the provision which establishes the higher standard for the protection and preservation of public health and safety shall control.

(b) In cases where two (2) or more provisions of this chapter disagree, the most stringent or restrictive shall prevail.

(c) This chapter is not intended to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by this chapter.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-82. Severability.

If a provision of this chapter or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this chapter that can be given effect without the invalid provision or application, and to this end the provisions of this chapter are severable.

(Ord. No. 9816, § 15, 2-24-03)

Sec. 16-83. Acknowledgement.

Certain provisions of this chapter have been included with the permission of the International Conference of Building Officials, 5360 S. Workman Mill Road, Whittier CA 90601, publishers of copyrighted codes such as the Uniform Housing Code and Uniform Code for the Abatement of Dangerous Buildings.

(Ord. No. 9816, § 15, 2-24-03)

Secs. 16-84--16-99. Reserved.

ORDINANCE NO. 18-

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, ARIZONA, REPEALING CHAPTER 10-1 "HEALTH AND SANITATION" OF THE CODE OF ORDINANCES AND CREATING A NEW REGISTRATION PROGRAM FOR ALL VACANT TOWN CENTER PROPERTIES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town includes a significant number of vacant structures in the town center area, many of which are old and/or in disrepair; and

WHEREAS, such properties that are not properly and routinely maintained and repaired represent a threat to the life, health, and safety of Town residents and visitors; and

WHEREAS, such properties that are not properly and routinely maintained and repaired often are or become fire hazards; and

WHEREAS, such properties that are not properly and routinely maintained and repaired often attract vagrants, gang members, and other trespassers who may use the locations for criminal activity; and

WHEREAS, such properties that are not properly and routinely maintained and repaired cause blight and financial instability that are not conducive to historic preservation and financial reinvestment; and

WHEREAS, in the case of emergency at any such building, it is vital that the Town be able to promptly contact the owners thereof; and

WHEREAS, the Town is focused on the revitalization of the downtown central area through organization, promotion, design, economic vitality, marketing, planning, events and activities, and historic preservation; and

WHEREAS, the Town Council has determined that the public health, safety, and welfare are served by the creation of a registration program in the Town Center of the Town; and

WHEREAS, current Chapter 10 – Health and Sanitation of the Code of Ordinances of the Town of Superior is inadequate to accomplish the goals set forth herein and should be repealed and replaced with the following ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, ARIZONA:

Section 1. That current Chapter 10 – Health and Sanitation of the Code of Ordinances of the Town of Superior is hereby repealed in its entirety, and in its place is hereby enacted Chapter 10 – Health and Sanitation to read as follows:

CHAPTER 10 – HEALTH AND SANITATION

Article 10-1 PROPERTY MAINTENANCE AND PUBLIC NUISANCES

Section 10-1-1	Definitions
Section 10-1-2	Property Maintenance Code
Section 10-1-3	Litter, Dilapidated Structures, Abandoned or Junk Vehicles
Section 10-1-4	Owner and Occupant to Maintain Premises
Section 10-1-5	Unsanitary or Unsafe Conditions - Emergency Measures
Section 10-1-6	Emergency Action to Relieve Threat of Imminent Hazard
Section 10-1-7	Declaration of Public Nuisances
Section 10-1-8	Restrictions
Section 10-1-9	Authority to Inspect
Section 10-1-10	Failure To Produce Evidence of Identity
Section 10-1-11	Commencement of an Action
Section 10-1-12	Remedies Not Exclusive
Section 10-1-13	Defendants and Responsible Parties
Section 10-1-14	Civil Violations and Citations
Section 10-1-15	Civil Penalties
Section 10-1-16	Each Day Separate Violation
Section 10-1-17	Habitual Offender
Section 10-1-18	Petition for Judicial Abatement
Section 10-1-19	Recovery of Town Cost For Correction of Violation
Section 10-1-20	Administrative Procedure to Abate Public Nuisances
Section 10-1-21	Notice to Abate
Section 10-1-22	Service of Notice
Section 10-1-23	Administrative Appeal
Section 10-1-24	Lien for Removal; Assessment Procedure
Section 10-1-26	Assessments; How Paid; Accrual
Section 10-1-27	Emergency Abatement
Section 10-1-28	Limitation of Liability
Section 10-1-29	Security for Vacant Buildings
Section 10-1-30	Town Center Vacant Building Regulations
Section 10-1-31	Violations - Penalties

Section 10-1-1 Definitions

In this Article, unless the context otherwise requires:

- A. Abandoned or Junk Vehicle: Means a vehicle or any major portion thereof, which is incapable of movement under its own power and will remain so without repair and/or reconstruction. It shall also mean a vehicle being repaired when such repairs take in excess of thirty (30) days. It

shall be presumed the vehicle or part thereof is “abandoned” or is a “junk vehicle” if any of the following conditions exist for more than three (3) consecutive days:

1. The vehicle cannot be started with its own battery, or
 2. The vehicle is on blocks or similar devices, or
 3. The vehicle has a deflated tire or tires,
 4. A wheel or tire has been removed on the vehicle, or
 5. The vehicle does not have a current, fully paid registration from the State of Arizona; or
 6. It is a partially or wholly dismantled vehicle.
 7. Abandoned or Junk Vehicles shall not include vehicles fully covered and located on private property.
- B. Authorized Private Receptacle: A litter storage and collection receptacle as required and authorized in this Chapter.
- C. Dilapidated Structure: Is a structure which has been reduced to, or fallen into, partial ruin or decay from fire, weather, age, wear, misuse or neglect. Dilapidated structure shall include any building or structure which has any, or all, of the conditions or defects hereinafter described, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are, or may be, endangered:
1. Whenever any portion thereof has been damaged by fire, earthquake, wind, and flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
 2. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
 3. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration, or decay; (ii) faulty construction; (iii) the removal, movement or instability of any building; (iv) the deterioration, decay or inadequacy of its foundations; or (v) any other cause, is likely to partially or completely collapse, or has so collapsed.
 4. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base.
 5. Whenever the building or structure has been so damaged by fire, wind, age, wear, lack of maintenance, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminal or immoral

persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts; (iv) a site for the infestation of insects, rodents or other pests.

6. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the County Health Officer to be unsanitary, unfit for human habitation or in such a condition that it may cause sickness or disease.
 7. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive condition, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the Fire Chief to be a fire hazard.
 8. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or equity jurisprudence.
 9. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six (6) months so as to make such building or structure, or portion thereof, an attractive nuisance or hazard to the public.
- D. Enforcement Agent: The Town Manager, Code Enforcement Officer, Building Official, Police and Fire Officers, the Town Attorney, and any other person designated by the Town Manager, shall have the authority to issue and enforce warnings and citations pursuant to this Article.
- E. Garbage: An accumulation of spoiled or discarded animal or vegetable material resulting from the handling, preparation, cooking, or consumption of food for humans or animals, as well as other organic waste material subject to rapid decomposition.
- F. Graffiti: An inscription or drawing carved or drawn on a stationary structure so as to be discernible from the public right-of-way and which degrades the beauty, appearance or value of property.
- G. Hazard: A condition that may cause physical harm or injury to person or property.
- H. Historic Landmark: An individual structure or property that has been designated as such through approved means by Town Council, state or federal authority.
- I. Imminent Hazard: A condition that presents an immediate likelihood for causing physical harm or injury to person or property.
- J. Improved property: Land on which buildings or other structures are located.
- K. Infestation: The apparent presence of insects, rodents or other pests.
- L. Junk: Items that in their present State are of little or no apparent economic value that are not confined within an industrial area zoned and approved as a junk or salvage yard in compliance

with the Superior Zoning Code, such as an accumulation of the following materials: discarded or scrapped furniture; glass, metal, paper, or machinery parts; vehicles or vehicle parts, inoperative machinery or appliances, building materials wastes; litter; discarded or empty containers. Junk shall also include all types of litter or solid waste described in the Superior Town Code.

- M. Land: All land in the Town of Superior whether improved or unimproved.
- N. Lawful activity: That for which the structure was built or intended to be used. No building shall be used primarily for storage of personal or business items.
- O. Litter: Means any rubbish, trash, weeds, filth and debris which shall constitute a hazard to public health and safety, and shall include all putrescible and non-putrescible solid wastes including garbage, trash, ashes, street cleaning, dead animals, abandoned or junk vehicles or appliances, and industrial waste; any deposit, accumulation, pile, or heap of brush, grass, debris, weeds, cans, cloth, paper, wood, rubbish or other unsightly or unsanitary matter of any kind whatsoever. The term "litter" shall also include any growth of weeds, brush, grass, or other vegetable growth of a height and condition which causes a high risk of fire or a breeding place for rodents or other unhealthy or unsanitary animals.
- P. Notice to Abate: A notice issued to a property owner or occupant concerning violation of this Article requiring corrective action.
- Q. Occupants: The person occupying or having physical or legal custody of a structure or premises as a lessee or otherwise.
- R. Owner: The person indicated on the records of the Pinal County Assessor, or other official body, as the owner of record of the property in question.
- S. Person: A human being, enterprise, corporation, association, partnership, firm or society.
- T. Plant Growth: Vegetation, whether living or dead, such as grass, weeds, vines, bushes, cactus or trees.
- U. Polluted: A condition that exists in water and is characterized by bacterial growth, algae, insect infestation, the remains of litter, debris, garbage, or any other foreign matter which because of its nature or location, constitutes an unhealthy, unsafe, or unsightly condition.
- V. Private Premises: Means any lot, property, dwelling, house, building, or other structure, designed or used either wholly or in part for private residential or commercial purposes, whether inhabited or, temporarily or continuously, uninhabited or vacant, and shall include any lot, yard, grounds, walk, driveway, porch, steps or vestibules belonging or appurtenant to such dwelling, house, building or other structures.
- W. Property: Includes buildings, grounds, lots and tracts of land.

- X. Public Place: Means any and all streets, sidewalks, boulevards, alleys, or other public ways, and any and all public parks, squares, spaces, grounds and buildings.
- Y. Responsible Party: The owner and/or occupant of a building, structure or property shall jointly and severally be the responsible party for purposes of this Article.
- Z. Secured: All accessible means of ingress and egress to the vacant structure., including but not limited to all exterior doorways and windows being locked so as to prevent: unauthorized entry.
- AA. Stored: Parking, leaving, locating, keeping, maintaining, depositing, remaining, or being physically present on private property.
- BB. Street or Highway: The entire width between the boundary lines of every way publicly owned or maintained when any part thereof is open to the use of the public for purposes of vehicular traffic.
- CC. Structures: Includes buildings improvements and other structures that are constructed or placed on land.
- DD. Temporarily Secured: All accessible means of ingress and egress to the vacant structure, including but not limited to all exterior doorways and windows are covered with plywood (or other appropriate material) that has been nailed or bolted in place so as to prevent unauthorized entry.
- EE. Town Center: Located as adopted and described in the Town of Superior Zoning Ordinance No. XXX and as amended and as may be hereafter amended, and as more particularly described in Ordinance No. XXXX.
- FF. Unsafe Conditions: All unsafe conditions are declared to be prohibited and a public nuisance and shall be corrected, abated or removed by an appropriate method in accordance with the procedure specified in this Article or as otherwise provided by law. Unsafe conditions as used in this Article shall include, but shall not be limited to, any unguarded well, cesspool, excavation pit or hole which by virtue of abandonment, dilapidation or lack of maintenance is a hazard to the public, and any premises or any portion thereof which, as the result of the accumulation or collection of litter, dilapidated structures or abandoned or junk vehicles as defined herein, is or may be, an attractive nuisance to children or a danger to the life, health, premises, occupants, or safety of the public.
- GG. Unsafe Buildings: All unsafe buildings, structures or conditions are hereby declared to be prohibited and public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in this Article or as otherwise provided by law. For the purposes of this Code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be an unsafe building, provided that such condition or defect exists to the extent that the life, health, premises, or safety of the public or its occupants are, or may be, endangered:

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size, or is not so arranged or maintained as to provide safe and adequate means of exit in case of fire or panic.
 2. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is materially in excess of the working stress or stresses allowed in the Building Codes for new buildings of similar structure, purpose or location.
 3. Whenever any building or portion thereof has racked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
 4. Whenever, for any reason, the building or structure or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
 5. Whenever the building or structure, exclusive of the foundation, shows thirty three (33%) percent or more damage or deterioration of its supporting member or members, or fifty (50%) percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.
 6. Whenever any building or structure has been constructed, exists or is maintained in violation of any requirement or prohibition applicable to such building or structure provided by the building regulations of this Town, as specified in the Chapter 12, the International Fire Code, the Property Maintenance Code, Zoning Code, or of any law or ordinance of this State or Town relating to the condition, use, location or structure of buildings.
 7. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion materially less, or in any supporting part, member or portion materially less, of the strength, fire resisting qualities or characteristics, or weather resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.
 8. Whenever a building or portion thereof is a dilapidated structure as defined herein.
- HH. Vacant structure: All lawful activity has ceased, or reasonably appears to have ceased, for thirty (30) days.
- II. Vehicle: Every device by which any person or property is or may be transported or drawn upon a street or highway, excepting devices moved by human power or used exclusively upon stationary rails or tracts. Campers, trailers and boats shall be included in this definition.
- JJ. Weeds or Grass: Johnson grass, Bermuda grass, Rye grass, White horse nettle, any type of plant growth defined as a noxious weed by State law regardless of whether a particular property owner or occupant who is the subject of enforcement action under this Code regards the growth as desirable, and any other similar species or subspecies of weeds or grass of any kind.

Section 10-4-2 Property Maintenance Code

Any person violating any provision of the Property Maintenance Code adopted under Chapter 12, incorporated herein by this reference, shall be guilty of a civil violation punishable as provided in Section 1-5-1(A), unless cited as a habitual offender in which case such violation shall be punishable as provided in Section 1-5-1(B) of this Code. Citations may be issued pursuant to the provisions of Chapter 6 of this Code. Citations may be issued for violation hereof in addition to, in lieu of any other remedy, or both. Violations of the property maintenance Code are declared to be public nuisances which may also be abated through judicial or administrative abatement procedures as set forth in this Article. Notwithstanding any contrary language in this Code, in this Article, where two or more provisions address the same topic both shall apply but the most stringent shall control.

Section 10-1-3 Litter, Dilapidated Structures, Abandoned or Junk Vehicles

No person shall throw, deposit, allow or maintain litter, dilapidated structures, abandoned or junk vehicles or any other public nuisance on any occupied or unoccupied private premises within the Town, except that the owner or person in control of said private premises may maintain authorized private receptacles for collection in such a manner that litter will be prevented from being carried or deposited by the elements upon any other property within the Town

Section 10-1-4 Owner to Maintain Premises

The owner and person in control of any private premises shall at all times maintain the premises free of litter, dilapidated structures, abandoned or junk vehicles or any public nuisance and in compliance with the Property Maintenance Code; provided, however, that this Section shall not prohibit the storage of litter in authorized private receptacles for collection.

Section 10-1-5 Unsanitary or Unsafe Conditions - Emergency Measures

- A. Unsafe conditions such as leaking sewage from broken sewer lines, open cesspools, excavation pits or other similar unsanitary or unsafe conditions shall be abated as soon as practicable under the circumstances by the removal of water service to the building, other emergency remedial measures reasonably required, or by other legal means available to the administrative authority or health department.
- B. To avoid injury or damage to its citizens unsafe conditions shall be abated as soon as reasonably possible after the condition has been reported to the proper authorities. No officer or official shall be liable in any manner for failing to cure or attempting to cure or remedy such condition.
- C. Posting of Signs: Town enforcement agents should cause to be posted at each entrance to such building or premises, where reasonably prudent, a notice to read: "Unsafe Conditions Exist, Do Not Enter, Unsafe to Occupy, Building Department, Town of Superior"; such notice, if posted, shall remain posted until completion of the required repairs, the demolishing of the building or abatement of the unsafe condition, whichever shall apply.

Section 10-1-6 Emergency Action To Relieve Threat of Imminent Hazard

- A. When a currently existing violation of this Article poses an imminent hazard, then the Town may immediately enter the property and take the minimum action necessary to relieve the threat of serious harm.
- B. As soon as reasonably practicable under the circumstances, the Town shall serve a civil or criminal citation or summons and complaint on the person or persons responsible for the violation.
- C. Promptly after service of the citation or complaint the magistrate shall set an expedited hearing on the matter. At the hearing, the Town must establish by a preponderance of the evidence that the Town complied with all of the requirements of this Section. If the Town fails to meet this burden, the court shall require the Town to pay the responsible party for the reasonable cost of any physical damage caused to that party's property by failing to comply with one or more of the requirements of this Section.

Section 10-1-7 Declaration of Public Nuisances

In addition to any other nuisances described in this Code, the following are declared to be public nuisances and prohibited:

1. Unsafe Conditions
2. Unsafe Buildings
3. Unsanitary Conditions
4. Dilapidated Structures
5. Abandoned or Junk Vehicles
6. Violations of this Article.
7. Litter

Section 10-1-8 Restrictions

- A. It shall be unlawful for any person to violate of any of the following restrictions which shall also be a public nuisance:
 1. In residential areas and in business areas where the storage of a particular vehicle is not necessary for the operation of the business enterprise, all vehicles being restored or repaired, shall be stored safely within a lawful building or structure or behind a fence in such a manner as to not be visible from beyond the lot boundaries from adjacent public ways, or covered with a car cover made of opaque material if said repairs or restoration takes twenty (20) days or longer. Where the storage of a vehicle is necessary to the operation of a business enterprise, it shall be stored on the premises in accordance with the applicable provisions of this Code, including but not limited to the Zoning Code.

2. No person shall deposit, store or maintain any garbage or junk that is visible from beyond the lot boundaries, except as authorized for collection under this Chapter.
3. All persons owning or occupying land or places of business within the Town shall keep the sidewalk or public places fronting or bordering their property free of garbage, junk, obstructions, and weeds or grass in excess of ten (10) inches, provided, however, this Section shall not prohibit the temporary storage of such matters in authorized receptacles for collection consistent with this Chapter.
4. No owner or occupant of land shall allow or permit trees, shrubs or plant growth on the land to endanger, impede, obstruct or interfere with vehicular or pedestrian use of any street, sidewalk, or alley within the Town, or the visibility of any traffic control device or signal.
5. No owner or occupant of land within the Town shall allow plant growth, or other materials, which are dead, dormant or so dry as to be readily flammable or combustible on such land that may constitute a fire hazard or other threat to the public health or safety.
6. No person shall deposit in, sweep upon, or permit to drain into any public right-of-way or public place of the Town any hazardous material, garbage, junk, obstruction, or similar matter which is offensive to sight or smell, impedes passage, or that may be detrimental to, public health.
7. No person shall allow any swimming pool or similar body of water to stagnate and thereby become polluted, offensive to the senses or unsafe for its intended use.
8. No owner or occupant of a building or structure within the Town shall permit graffiti on the building or structure or fail to eradicate graffiti from the building or structure within thirty (30) days of notice thereof.
9. No owner or occupant shall fail to properly repair, replace, or remove any collapsed or fallen wall or fence adjacent to the public right-of-way.
10. No person shall park, or (in case of owner or occupant) allow or permit any person to park on the owners or occupant's land, any commercial vehicle or heavy equipment having a gross vehicle weight rating (GVWR) exceeding thirteen thousand (13,000) pounds on any undeveloped and un-surfaced private property in the Town except when necessarily required while actually conducting an authorized commercial purpose.
11. No person shall attach any sign to any public utility structure, traffic control device, street light standard, or similar structure in the public right-of-way except those signs erected by a public utility or government agency.
12. No person shall allow the windows in any building to remain broken and open to the elements in a manner that contributes or tends to contribute to the dilapidation of the building or that allows infestation. All broken windows shall be repaired or covered with glass, Plexiglas or other secure and non-combustible materials and glazed in to be weather

tight. The material will be designed and of such color so as to blend in with the finish of the building.

Section 10-1-9 Authority to Inspect

- A. Town enforcement agents are hereby authorized to make inspections for violations of this Article in the normal course of job duties; or in response to a citizen complaint that an alleged violation of the provisions of this Article may exist; or when there is a reason to believe that a violation of this Article has been or is being committed.
- B. In order to determine compliance with this Article, private property may be entered with:
 - 1. the consent of the owner or occupant;
 - 2. as authorized by an administrative or other search warrant issued by the Superior Court, Justice Court, or an order from the Town Magistrate Court authorizing the Town to enter the property and relieve the harm. The magistrate court shall issue such an order only upon a showing that probable cause exists to believe that a violation of this Article which poses an imminent hazard exists on the property.
 - 3. When a violation of this Article is apparent from outside the boundary lines of the property, Town enforcement agents may enter the property for the purpose of issuing a notice of abatement or a citation and to document said violation.

Section 10-1-10 Failure to Provide Evidence of Identity

A person who fails or refuses to provide evidence of his/her identity to a duly authorized Enforcement Agent of the Town upon request, when such agent has reasonable cause to believe the person has committed a violation of this Article, is guilty of a misdemeanor. Evidence of identity under this Section shall consist of a person's full name, residence address, and date of birth.

Section 10-1-11 Commencement of an Action

- A. Town enforcement agents as defined in this Article, are authorized to commence an enforcement action under this Article by issuing a citation. Town enforcement agents may also issue an administrative notice to abate, as may be approved by the Town Manager. Said enforcement agents may also seek the issuance of a complaint by the Town Attorney for habitual offenders or Petition for Judicial Abatement as defined in this Article or criminal complaints.
- B. Nothing in this Section shall preclude Town enforcement agents from seeking voluntary compliance with the provisions of this Article, or from enforcing this Article through notices of violation, warnings or through other informal devices designed to achieve compliance in the most efficient and effective manner under the circumstances.

Section 10-1-12 Remedies not Exclusive

Procedures to enforce compliance with this Article are in addition to any other procedure established by law, this Code, and this Article shall not be interpreted as limiting the penalties, actions, or abatement procedures which may be taken by the Town or other persons under other laws, ordinances or rules. The Town shall not be allowed to bring simultaneous judicial and administrative abatement actions or to bring a separate abatement action for the same violation if the defendant has prevailed in a judicial or administrative abatement proceeding.

Section 10-1-13 Defendants and Responsible Parties

Any person who causes, permits, facilitates, allows, aids or abets any violation of this Article, or who fails to perform any act or duty required pursuant to this Article, is subject to the enforcement provisions of this Article. The owner and occupant of property found to be in violation of this Article are individually, jointly and severally responsible for the violation, the prescribed civil or criminal sanctions, and for abating the violation. It shall not be a defense to enforcement or abatement action under this Article that any other person may also be liable for any violation or abatement in whole or in part.

Section 10-1-14 Civil Violations and Citations

- A. A civil action for a violation of this Article may be commenced by issuance of a citation.
- B. The citation will be substantially in the form as provided by Chapter 6 of this Code. The citation shall advise the responsible party of the violation(s) committed, either by written description of the violation(s) or by designation of the Town Code Section that was violated. Amendments to the citation may be made as authorized by law.
- C. Any civil fine or judgment for civil sanctions issued pursuant to this Article shall constitute a lien against the real property of the responsible party that may be perfected by recording a copy of the fine or judgment with the Pinal County Recorder. Any judgment for civil fines or penalties pursuant to this Article may also be collected as any other civil judgment and shall bear interest at the legal rate until paid in full.

Section 10-1-15 Civil Penalties

In addition to any other remedy or penalty provided at law or equity, violation of any provision of this Article shall be a civil violation punishable as provided in Section 1-5-1(A).

Section 10-1-16 Each Day Separate Violation

Each day in which a violation of this Article continues, or the failure to perform any act or duty required by this Article or by the Town Manager continues, shall constitute a separate civil offense.

Section 10-1-17 Habitual Offenders

- A. A person who commits a violation of this Chapter after previously having been found responsible for committing two (2) or more civil violations of this Article within a twenty-four (24) month period --- whether by admission, by payment of the fine, by default or by judgment

after hearing --- shall be guilty of a class one (1) misdemeanor. The Town Attorney, or a police officer under direction of the Town Attorney, is authorized to file a criminal misdemeanor complaint in the Town or County Court against habitual offenders who violate this Chapter. For purposes of calculating the twenty-four (24) month period under this paragraph, the dates of the commission of the offenses are the determining factor.

- B. Upon conviction of a violation of this Section, the Court may impose a sentence as set forth in Section 1-5-1(B) of this Code. The Magistrate shall order a person who has been convicted of a violation of this Section to pay a fine of not less than five hundred (\$500) dollars for each count upon which a conviction has been obtained. A judge shall not grant probation to or suspend any part or all of the imposition or execution of any sentence required by this Subsection except on the condition that the person pay the mandatory minimum fines as provided in this paragraph.
- C. Every action or proceeding against a habitual offender, under this Section, shall be commenced and prosecuted in accordance with the rules of criminal procedure relating to criminal misdemeanors.

Section 10-1-18 Petition For Judicial Abatement

In addition to any civil sanction or criminal penalty, the Town Attorney may petition, and the court may in its discretion order the responsible party to correct and abate the violation by a specified date. The Town may also petition the court for an order allowing the Town to enter the property and correct the violation if the responsible party fails to comply with the court's correction order. Petitions for judicial abatement shall generally follow the requirements of A.R.S. 9-499, to the extent applicable.

Section 10-1-19 Recovery of Town's Costs of Correcting Violation

For a civil or criminal violation of this Article, if the Town corrects a violation pursuant to Section 10-4-18, the Town may petition the court to recover the costs, expenses and attorney's fees which the Town incurred in correcting the violation and in bringing the petition for recovery. If the court finds by a preponderance of the evidence that the Town is entitled to recover, the court may order the defendant to pay to the Town the amount of the costs, expenses and attorney's fees reasonably incurred by the Town and may enter judgment in favor of the Town and against the responsible party in that amount. The court may make payment of the judgment a condition of suspending a portion of a civil sanction.

Section 10-1-20 Administrative Procedure to Abate Public Nuisances

- A. Subject to the provisions of subsection B of this Section, the Town Manager shall compel the removal of all litter, dilapidated structures, abandoned or junk vehicles and any other public nuisance as defined herein, by the procedures provided in this Article, or such other procedure authorized by this Code or State law. The procedures established by this Article shall be in addition to, and not exclusive of, all other procedures or remedies established by this Code for

the removal of litter, dilapidated buildings or abandoned or junk vehicles, or any other public nuisance.¹

- B. If the dilapidated structure is located within a district zoned for historic preservation of the Town and is considered historically significant, the Town Manager shall coordinate compliance with the provision of this Article with any applicable historical preservation ordinance to insure compliance with all applicable Codes.

Section 10-1-21 Notice to Abate

- A. If a person owning or controlling any private premises fails, neglects or refuses to remove or properly dispose of litter, dilapidated structures or abandoned or junk vehicles, or any other public nuisance located on premises owned or controlled by such person, he/she shall be given written notice by the Town Manager to remove same from such premises within thirty (30) days from the date the notice was received or deemed received by him/her.
- B. Such notice shall be received not less than thirty (30) days before the date set therein for compliance. The notice shall be deemed received five (5) days after posting same on the property or mailing same as provided in Section 10-4-22 of this Article, whichever is the earlier.
- C. Said notice shall contain the date of mailing, name and address of the owner, the address of the property and shall further contain:
 - 1. A Statement of what the owner or occupant must do to comply with the notice and this Article.
 - 2. An estimate of the cost of removal by the Town,
 - 3. A Statement that unless the person owning or controlling such premises complies therewith, prior to the time established in the notice, that the Town may, at the expense of the person owning or controlling said premises, perform the necessary work at a cost not to exceed the estimate given in the notice.
 - 4. Inform the owner and occupant, if any, that he/she may appeal in writing to the council within thirty (30) days from the date the notice was mailed to him/her and prior to the date set for compliance, unless abatement has been ordered by a court.
 - 5. A legal description or county assessor's parcel number of the property.

Section 10-1-22 Service of Notice

- A. The notice provided in Section 10-4-21 shall be posted on the property and personally served on the owner or person controlling such premises by an enforcement agent of the Town in the manner provided in the Arizona Rules of Civil Procedure, or mailed to the owner or person

¹**Editors' Notes:** Statutory reference: A.R.S. 9-499

controlling such premises at his/her last known address by certified mail, or the address to which the tax bill for the premises was last mailed. If the owner does not reside on such premises, a duplicate notice shall also be sent to him/her by certified mail at his/her last known address and posted on the premises. Notice shall be deemed received, for all purposes of this Article, five (5) days after depositing same in the mail to the address to which the tax bill was mailed by the County Assessor and posting same on the property. The failure to post on the property shall not be deemed to affect the validity of service of notice unless specifically required by statute.

- B. The notice shall be recorded in the office of the Pinal County Recorder and shall be released only if the owner or person in control of the property has complied in full.

Section 10-1-23 Appeal

- A. Within said thirty (30) days of the date of mailing of the notice, the owner or person controlling such premise may appeal in writing to the council, or hearing officer if same has been established by the council for that purpose, from the demand for compliance set forth in the notice, unless abatement has been ordered by a court.
- B. The written notice of appeal must contain the full name, address and phone number of the person appealing and a Statement of what control he/she has of the property and why compliance is not required or is otherwise inappropriate. The appellant shall have the burden of proof in these regards.
- C. The council or hearing officer, if applicable, shall, after receiving the appeal, hear and determine the same and the decision of the council or hearing officer, if applicable, shall be final. The appellant shall receive at least three (3) days notice of the hearing.
- D. The Council or Hearing Officer, if applicable, may either affirm or reverse the decision of the Town Manager or modify the scope of work as required in the notice.
- E. An appeal shall be conclusively deemed waived if a written notice of appeal is not received by the Town clerk within thirty (30) days of mailing or posting of said notice.

Section 10-1-24 Removal by Town

When any person to whom notice has been given, pursuant to this Article, fails, neglects or refuses to remove from such premises any or all litter, dilapidated structures or abandoned or junk vehicles, or other public nuisance, in a timely manner, the Town Manager is authorized and directed to cause same to be removed and disposed of at the expense of the owner or person controlling such premises. Upon completion of the work, the Manager shall prepare a verified Statement of account of the actual cost of such removal or abatement, the date the work was completed, and the street address and the legal description of the premises on which said work was done, including ten (10%) percent for additional inspection and other incidental costs in connection therewith, and shall serve a duplicate copy of such verified Statement upon the person owning or controlling such premises.

Section 10-1-25 Lien for Removal; Assessment Procedure

- A. If the owner or occupant of the property fails to comply with the notice and the Town is required to incur costs for the removal, abatement or enjoining of the hazard to public health and safety created by the litter or dilapidated structure there shall be a written assessment on the property from which the litter or dilapidate structures have been removed, abated or enjoined.
- B. The Town Manager shall record the assessment in the Pinal County Recorder's Office. Said assessment shall include the legal description of the property, the date and the amount of the assessment made by the Town and the payment requirements as set forth in Section 10-4-26 of this Article. Copies of the assessment shall also be mailed to the property owner.
- C. Assessments made pursuant to this Article shall be prior to and superior to all other liens, obligations, mortgages, or other encumbrances on said property, with the exception of liens for general taxes.
- D. The Town Attorney is authorized to take action to obtain a judgment of foreclosure and obtain an order of sale to satisfy any assessment not paid in accordance with the provisions of this Article.
- E. The Town Attorney is authorized to bring an action to enforce the assessment in the Superior Court of Pinal County at any time after recording of the assessment. Failure to enforce the assessment by such action shall not affect the validity of the assessment.
- F. The assessment recorded in accordance with the provisions of this Article shall be prima facie evidence of the truth of all matters recited in the assessment and of the regularity of all proceedings prior to the recording of the assessment.

Section 10-1-26 Assessments; How Paid; Accrual

- A. Assessments that are imposed pursuant to this Article shall run against the property until paid and are due and payable as follows:
 - 1. Assessments of less than Five Hundred (\$500.00) Dollars shall be paid within one (1) year after the assessment is recorded.
 - 2. Assessments of Five Hundred (\$500.00) Dollars or more, but less than One Thousand (\$1000.00) Dollars shall be paid within two (2) years after the assessment is recorded.
 - 3. Assessments of One Thousand (\$1000.00) or more, but less than Five Thousand (\$5000.00) Dollars, shall be paid within three (3) years after the assessment is recorded.
 - 4. Assessments of Five Thousand (\$5000.00) Dollars or more, but less than Ten Thousand (\$10,000) Dollars, shall be paid within six (6) years after the assessment is recorded.
 - 5. Assessments of Ten Thousand (\$10,000.00) or more shall be paid within ten (10) years after the assessment is recorded.

- B. Each assessment shall contain a payment schedule which requires payment of the assessment over the above time periods in substantially equal yearly installments.
- C. An assessment that is past due shall accrue interest at the legal rate as prescribed by A.R.S. § 44-1201, as amended from time to time.
- D. A prior assessment for removal of litter or dilapidated structures as provided in this Article shall not be a bar to a subsequent assessment or assessments for these purposes and any number of assessments on the same lot or tract of land may be enforced in the same action.

Section 10-1-27 Emergency Abatement

- A. If a situation presents an imminent hazard, the Town may issue a notice to abate directing the owner, occupant, operator, or agent to immediately take such action as is appropriate to correct or abate the hazard described in the notice. In addition, the Town may act immediately to correct or abate the hazard itself pursuant to Section 10-1-6, or may commence an action in Magistrate or Superior Court to require the owner or occupant to abate the imminent hazard. In the event the Town is unable to contact the owner, occupant, agent or responsible party despite reasonable efforts to do so, the Town's right under this Section to correct or abate the hazard shall continue.
- B. The Town may recover its costs incurred in abating an imminent hazard under this Section in the same substantive manner as provided for in this Article to the extent practicable under the circumstances.

Section 10-1-28 Limitation of Liability

This Chapter shall not be construed to require regular inspections of premises by the Town or an obligation to abate any public nuisance as defined herein, reported or unreported within a specific time period. Neither the Town nor any of its officers or officials shall be liable in any manner for injuries or damages which result or are alleged to have resulted from any delay or failure to enforce the provisions of this Article.

Section 10-1-29 Security for Vacant Buildings

This ordinance further defines security procedures designed to help property owners maintain the equity value of their properties and prevent blight by preventing damaging from theft, burglary, weather, garbage and other problems associated with improperly secured vacant buildings. This Article shall describe the only acceptable manner in which vacant buildings shall be heretofore secured within the Town. Securing buildings in any other less effective fashion shall constitute an unacceptable violation of this Article and be abated in accordance with this Article.

- A. Remove all flammables and combustibles from inside and outside
 - 1. Remove all upholstered furniture, combustible materials and trash from the building, including the basement and attic.

2. Remove trash and trash containers and combustible furniture from exterior stairwells, porches, fire escapes and outbuildings.
 3. Remove shrubbery and vegetation adjacent to the building that could support or spread a fire.
 4. Shut off LNG supply at the street. Disconnect and remove LPG tanks and heating oil tanks.
- B. Secure the building to prevent entry/vandalism/weather damage/fire.
1. Openings in the basement, first floor doors and windows and any point of entry accessible from a porch, fire escape or other potential climbing point require additional security measures. These openings should be barricaded with plywood.
 2. Polycarbonate windows must be used in place of plywood in the Town Center or where aesthetic considerations are required to maintain community character as determined by the Town Manager or his/her designee.
 3. Where Plywood is used said barriers must be painted the same color as the structure to minimize the appearance.

Section 10-1-30 Town Center Vacant Building Regulations

There are hereby adopted rules and regulations regarding vacant structures in Town Center, as that district is defined in the Superior Code of Ordinances and as more particularly described in Ordinance No. XXXX. This section shall be known and may be cited as the Vacant Building Regulations.

- A. Applicability and administration.
1. This article shall apply to all vacant structures, as defined herein., which are now in existence or which may hereafter be constructed or converted from other uses and which are within the Town Center and all vacant designated historic landmarks.
 2. The Town manager or his/her designee is authorized to administer and enforce the provisions of this article.
 3. The Town manager or his/her designee shall have the authority to render interpretations of this title and to adopt policies and procedures in order to clarify the application of its provisions. The Town manager or his/her designee, at his/her sole discretion, may also enter into an agreement with a registered property owner to obtain compliance with this article by a date certain.
- B. Registration required.
1. The vacant structure property owner shall have ninety (90) days in which to register from the date written notice is issued to the property owner. Written notice shall be issued to the vacant structure property owner by means of personal service, or by first class mail to his/her last known address according to the county appraisal district records, and by

posting on the property. Should mailings be returned undeliverable, a notice published once in the local newspaper shall serve as notice to the property owner.

2. The Town manager or his/her designee may consider provided evidence that the property is listed for sale or lease for fair market value and for a reasonable length of time for purposes of extending the length of time before the property must be registered.
3. Upon the issuance of notice by the Town to register a vacant property, and prior to the issuance of a certificate of registration for any vacant building, owner shall register with the Town manager or his/her designee and provide the following information:
 - a. The address and legal description of the property.
 - b. The current name, physical address, mailing address, telephone number and email information for any owner(s) with an ownership interest in the property. Corporations or corporate entities shall submit the same information pertaining to their registered agent.
 - c. The contact information for a local manager of the properties and/or improvements located on said property, as applicable.
 - d. Proof of insurance of the building, which the owner shall procure and keep in full force and effect at all times during the registration term, for commercial general liability and property insurance coverage, with minimum combined bodily injury (including death) and property damage limits of not less than \$1,000,000 for each occurrence and \$2,000,000 annual aggregate.
 - e. A written comprehensive plan of action detailing a timeline for correcting violations, rehabilitation, and maintenance while vacant, and future use(s) of the structure. Said plan of action must be updated every six (6) months.
 - f. A complete floor plan of the property for use by first responders in the event of a fire or other catastrophic event.
 - g. Written notice to the Town, including a copy of the deed, of a change in:
 - i. Ownership of the property;
 - ii. Contact information for the owner or the designated manager. Written notice must be provided to the Town no later than thirty (30) days after said changes have occurred.
 - iii. Continued annual registration of the property by the vacant structure property owner until said structure is deemed occupied and in compliance with all relevant code requirements by the Town.

- C. Registration fees. Vacant structure property owners shall tender an annual registration and inspection fee of \$500.00 for each vacant property after the initial partial year of registration, for which no fee shall be due. Subsequent annual registration fees shall increase by \$50.00 per year of registration and shall be due and postmarked no later than January 31 of each year.
- D. Property manager or agent
1. Vacant structure property owners must designate a local manager for said properties and include the relevant contact information for the designated manager upon registering the property with the Town. The property manager shall serve as agent for the property owner for purposes of accepting legal service; however, the vacant property owner remains personally liable in criminal prosecutions for code violations.
 2. The property manager or agent must be available at the number listed at all times in the event of an emergency or catastrophe.
- E. Standard of care for vacant property. The standard of care, subject to approval by the Town manager or his designee, shall include, but is not limited to.:
1. Window, skylight and door. Every window, storefront, skylight and exterior door part, including but not limited to the frame, the trim, window screens and hardware shall be kept in sound condition and good repair. All broken or missing windows shall be replaced with glass and secured in a manner so as to prevent unauthorized entry. All broken or missing doors shall be replaced with appropriately sized doors which shall be secured to prevent unauthorized entry. All glass shall be maintained in sound condition and good repair. All exterior doors, door assemblies and hardware shall be maintained in good condition and secured. Locks at all exterior doors, exterior attic access, windows, or exterior hatchways shall tightly secure the opening. Windows and doors shall not be secured by plywood or other similar means mounted on the exterior except as a temporary securing measure, and the same shall be removed within a period of time designated by the Town manager or his/her designee.
 2. Structure. All structural members and foundation shall be maintained free from deterioration and shall be capable of safely supporting the imposed loads.
 3. Exterior Walls. All exterior walls shall be kept in good condition and shall be free from holes, breaks, and loose or rotting materials. Exterior walls shall be maintained weatherproof and properly surface-coated where necessary to prevent deterioration.
 4. Roof and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent accumulation, dampness or deterioration. Roof drains, gutters and downspouts shall be maintained in good repair, and operational.
 5. Interior and exterior areas. The property must be kept free of junk: trash, debris and combustible materials.
 6. Vegetation and landscaping. Shall be maintained in good and healthy condition.

7. Premises identification. The property shall have address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals and/or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
 8. Overhang extensions and awnings. Overhang extensions including, but not limited to canopies, marquees, signs, awnings, and fire escapes shall be maintained in good repair and be properly anchored and supported as to be kept in a sound and safe condition.
 9. Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage, and capable of supporting the imposed loads.
 10. Handrails and guards. Every exterior handrail and guards shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
 11. Protective treatment Exterior surfaces, including but not limited to, doors, door and window frames, porches, balconies, decks and fences, shall be maintained in good condition, weathertight and in such condition so as to prevent the entry of rodents and other pests. All exposed surfaces subject to rust or corrosion, other than decay-resistant woods or surfaces designed for stabilization by oxidation, shall be protected from the elements and against decay or rust by periodic application of weather coating materials such as paint or similar surface treatment. All siding, cladding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and watertight.
 12. Repairs. All repairs shall be subject to approval by the Town. All required permits and final inspections prior to and/or following repairs shall be in accordance with applicable laws and rules.
 13. Violation. Failure to maintain the vacant property to the standard of care specified by the Town is a violation of this article.
- F. Fee waivers. All fee waivers must be applied for on an annual basis. and are subject to approval by the Town manager or his/her designee. A fee waiver is valid for no more than twelve (12) months and may be issued for a shorter period of time.
1. Property which has been devastated by a catastrophe such as fire or flood.: the owner has thirty (30) days to register from the date of the disaster but may be exempt from the fees. This exemption is for the duration of one year from the date of the catastrophe; thereafter all applicable fees are due.
 2. A property owner who is indigent must register and is otherwise subject to this article but may be exempt from the fees.

3. Representatives of a property owner who is deceased or is no longer legally competent must register the property and are otherwise subject to this article but may be exempt: from the registration fees. If representatives of the property owner cannot be identified and provisions of this article are required to be carried out by the Town to protect the property, then the Town reserves the right to make corrections and charge the cost to the owner(s) by filing appropriate liens with the county clerk.
4. Where the owner of the property has obtained a building permit and is progressing in an expedient manner to prepare the premises for occupancy, the owner must register the property and is otherwise subject to this article but may be exempt from the registration fees.

G. Jurisdiction, enforcement and penalties.

1. Written notice of violation will precede the issuance of a citation, in which the vacant property owner will be given a reasonable length of time, as determined by the Town manager or his/her designee, to remedy the violation. Written notice shall be issued to the vacant structure property owner by means of personal service, or by first class mail to his/her last known address according to the county appraisal district records, and by posting on the property.
2. Failure to register with the Town after written notice to the vacant structure property owner, as is hereinafter specified, is a violation of this article.
3. Any person, firm, or corporation found guilty of violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor of an ordinance affecting the public health and safety, and upon conviction shall be subject to a fine in accordance with the general provisions of the Superior Code of Ordinances.
4. Administrative, civil, and criminal enforcement are alternative remedies which may be sought independently of each other.

Section 10-1-31 Violations – Penalties

- A. Any person, firm or corporation who is found to have violated any provision of this Article on premises owned or controlled by said person, firm or corporation is guilty of a civil violation punishable as provided in Section 1-5-1(A), and in addition to any fine which may be imposed, shall be liable for all costs of removal which may be assessed pursuant to this Article.
- B. Any person, firm or corporation who shall place or keep any litter, dilapidated structures, or abandoned or junk vehicles upon any private or public premises not owned or under the control of said person, firm or corporation, or who violates any provision of this Article, shall be guilty of a civil violation punishable as provided in Section 1-5-1(A) and, in addition to any fine which may be imposed for violation of any provision of this Section, shall be liable for all costs which may be assessed pursuant to this Article for the removal of said litter or dilapidated structure.

Section 2. Penalty Clause. That any person violating any provision of this ordinance shall be guilty of a Misdemeanor, and upon conviction, shall be subject to a fine in accordance with provisions of Sec. 1-6 of Chapter One of the Town of Superior Code of Ordinances, and each and day's continuance of any violation of the above enumerated sections shall constitute and be deemed a separate offense.

Section 3. Savings Clause. This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Superior, Arizona, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

Section 4. Severability. That the sections, paragraphs, sentences, phrases, clauses and words of this ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this ordinance or application thereof to any person, firm or corporation, or to any circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the Town Council hereby declares that it would have adopted such remaining portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect

Section 5. Effective Date... This ordinance shall take effect ninety (90) days after passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, ARIZONA,
this 23rd day of April 2018.

APPROVED AS TO FORM: