

QUESTIONS AND ANSWERS ABOUT PROPERTY MAINTENANCE CODES IN LIMA

HOW DID CHANGES AND ADDITIONS TO THE PROPERTY MAINTENANCE CODE COME ABOUT?

In early 2004, The Lima City Council Committee on Building, Planning and Zoning requested that the Department of Community Development and the City Law Director's office assist them in investigating how property maintenance codes could improve the quality of life in Lima. Suggested changes and additions were developed with the public through Council Committee meetings and input was sought from neighborhood associations, landlords, business groups and interested citizens. On April 5, 2004, Council members unanimously voted to add these changes to Lima property maintenance ordinances. **These changes have been in effect since May 1, 2004.**

WHERE CAN INFORMATION ABOUT THE PROPERTY MAINTENANCE CODE BE FOUND?

For copies of the ordinances, or to obtain a copy of the Lima Property Maintenance codes, contact the Lima Council Clerk's office at (419) 221-5218. All Lima laws regarding property maintenance can be found in Chapter 18 of the Codified Ordinances of Lima.

WHAT PENALTIES APPLY TO PROPERTY MAINTENANCE VIOLATIONS?

A civil penalty of \$350.00 will be applied to any property maintenance violation that is not corrected within the time specified in the notice of violation order. The notice of violation is sent to the titled owner of the property. Immediately contact the Department of Community Development at (419) 221-5237 to inform them of your plan to fix the problem. A written plan can be agreed upon between the property owner and the property maintenance code inspector for a timeline to correct the problem. If the violation is corrected within the time line specified, the penalty is reduced to \$50.00. A bill will be sent to the titled owner of the property. If it is not paid, a special assessment can be applied to the real property taxes or other civil actions may be taken to collect the amounts owed.

HOW DO I AVOID PROPERTY MAINTENANCE PENALTIES?

Keeping your property in good repair avoids any chance of a notice of violation and penalty. A Property Inspection Checklist is available at the Department of Community Development.

WHAT WILL IT COST ME IF THE CITY DOES A CLEANUP AT MY PROPERTY?

In addition to the \$350.00 civil penalty, the property owner will be charged a \$205.00 administrative fee, which covers the City's costs for the notices, inspection time, legal research and other associated costs. They will also be charged the cost of any services rendered to remove trash, weeds or junk vehicles; board openings or fill open excavations. A bill will be sent to the titled owner of the property. If it is not paid, a special assessment can be applied to the real property taxes or other civil actions may be taken to collect the amounts owed.

WHAT IF I DO NOT COMPLETE THE WORK IN THE REQUIRED TIME PERIOD?

Property owners are strongly urged to contact the Department of Community Development at (419) 221-5237 immediately after receiving a notice of violation if extra time is needed to complete a repair. A written extension agreement can be agreed upon with the Property Maintenance Inspector that may allow additional time. If the violation is not repaired or removed within the required timeline a re-inspection fee of \$75.00 may be charged by the City for each re-inspection of the premises until the violation is corrected.

For questions regarding City of Lima property maintenance laws, contact the City of Lima Department of Community Development Property Maintenance program at (419) 221-5237.