

## Property Maintenance

*9. Section 105.5 Expiration, delete the text of the section and replace with the following language: “Every permit issued shall become invalid unless the work authorized by such permit is commenced and required inspection(s) are requested by the permittee and approved by the Building Official within 180 days after its being granted, or if more than 180 days elapses between approval of required inspections.*

*Any permittee holding an active permit may apply for an extension of the time within which work may commence or be completed under that permit when the permittee is unable to commence or complete work within the time required by this section. The Building Official may extend the time for either commencement or completion of work by the permittee by granting up to three additional “extension dates” for periods not exceeding 180 days each. On written request by the permittee the Building Official’s granting of each 180 day extension date shall be based on a hardship or other circumstance beyond the permittee’s control and only after payment of the extension date fees specified herein. Permits for swimming pools may be extended more than three times at the discretion of the building official when required by the construction sequence.*

*If a 180-day permit extension date is granted, there will be no charge. If a second 180-day permit extension date is granted, there will be a charge equal to 50% of the original permit fee. If a third 180-day permit extension date is granted, there will be a charge equal to 100% of the original permit fee. A total of no more than three extension dates may be granted.*

*A permit issued for a non-hillside structure on residential property, including grading for such structure, shall expire nine hundred (900) days after the date of issuance of a building permit and/or a grading permit for such structure. A permit issued for a hillside structure on residential property, including grading for such structure, shall expire twelve hundred sixty (1260) days after the date of issuance of a building permit and/or a grading permit for such structure.*

*A late fee shall be assessed against any property for which the nine hundred (900) or twelve hundred sixty (1260) day permit has expired. Said late fee shall be in the amount of \$1,000 for each month or part thereof that construction continues past the permit expiration date, including the final extension date, if any, on the building permit. All late fees shall be paid prior to the issuance of a certificate of occupancy.”*

- A. Accumulation of Litter: It is unlawful for any person to throw, deposit, or allow to Accumulate, any glass, rubbish, waste, construction debris or other refuse upon the streets, alleys, highways, public parks or other property of the Town, or upon any private property.
- B. It is unlawful to store or keep any articles or materials which may be classed as junk adjacent to or in close proximity to any school, church, public park, public grounds, business building, or residence without first providing proper and tight buildings or containers for the storage of the junk or adequate screening such that the junk is not visible from adjoining public or private property. "Junk" means worn-out and discarded material which may be turned to some use; articles commonly gathered up and sold to be converted to another product, either of the same or a different kind.
- C. It is unlawful to store any materials in a front yard for more than two weeks unless there is an active building permit and the materials are necessary for construction.
- D. The property owner is responsible for the maintenance and clean up of:
  - 1. Private property, as specified in subsection a above, and
  - 2. the right of way area between the property line and the curb or to the edge of the pavement where no curb exists.

Section 8-1-4 Unguarded Pits<sup>517</sup>

It is unlawful for any person to allow any open, unguarded, or abandoned pit, well, excavation or unused basement or hole that may constitute a threat to public health, safety and welfare; or any well, cellar, pit, or other excavation of more than two (2) feet in depth on any lot.

Section 8-1-6 Unsafe Building or Structure

It is unlawful for any person to erect, repair, or alter any building or structure in violation of the provisions of the Town Code relating to materials and manner of construction of buildings and structures. It is unlawful for any person to maintain or allow any building or structure so old, dilapidated or out of repair as to be dangerous, unsafe, unsanitary, or otherwise unfit for human use.

Section 8-1-7 Disposal and/or Storage of Construction and Repair Materials and Debris

It is unlawful to fail to dispose of debris from construction, reconstruction or repair of a structure. It is unlawful to store construction materials in a front yard, or anywhere visible off site, if there is no active construction permit on the property.

All construction debris and equipment must be contained on site at all times. Contractor and property owner must maintain the job site free of litter and unsightly materials at all times. Construction materials are prohibited in the Town right-of-way or near adjacent properties.

Section 8-1-12 Weeds

- A. Every person owning, occupying, or controlling any premises fronting on any street, alley, or public place in the Town shall cut or cause to be cut all grass and weeds growing on such frontage as often as the same may require cutting, to the end that said grasses or weeds shall not attain a height of over six inches, and every person who shall permit grass or weeds to grow to a height exceeding six inches between the property line of such property and the street shall be guilty of a violation of this Code.
- B. Every person owning, occupying, or controlling any lot or lots within the Town shall cause all weeds and other noxious growths to be cut thereon as often as the same may require cutting to prevent the same from attaining a height of over six inches, and every person owning, occupying or controlling any lot or lots within the Town who shall permit on such lot or lots weeds or other noxious growth to grow to a height exceeding six inches, or who shall permit any rubbish, dirt, debris, or other matter to accumulate upon such lot or lots, shall be guilty of a violation of this Code.

Section 8-2-2 Flies, Mice, and Rats

It is unlawful to willfully cause or negligently permit any cesspool, vault pit or similar structure to contain animal manure, garbage, trash, litter, rags or any other substance in which flies, mosquitoes, mice, and rats may breed or multiply, unless the structure is protected in a manner which prevents the attraction, breeding and multiplying of flies, mosquitoes, mice and rats.

Section 8-3-14 BUILDING CONTRACTORS TO LEAVE AREAS CLEAN

All owners, contractors and builders of structures shall, upon the completion of any such structure, remove and dispose at their sole cost and expense all refuse of every nature, description or kind which has resulted from the building of such structure, including all lumber scraps, shingles, plaster, brick, stone, concrete and other building material, and shall leave the lot and all nearby premises utilized in such construction in a clean and well kept condition within five (5) working days. Failure to comply with this section will subject the responsible party to penalties for violation of the Town Code.

Section 8-3-15 ACCUMULATING COMBUSTIBLE RUBBISH;

- A. No person shall place upon or permit to remain upon any roof or in any court, yard, vacant lot, alleyway or open space any accumulation of wastepaper, waste hay, grass, straw, weeds, litter or combustible or inflammable waste or rubbish of any kind. All weeds, grass, vines and other growth which endanger property or may be subject to fire shall be cut down and removed by the owner or occupant of the property.
- B. Hay may be stored in the town where the hay is properly baled and properly stacked; provided, that storage of hay does not violate the provisions of this code or any other ordinances of the town.
- C. Failure to comply with this section will subject the responsible party to penalties for violation of the Town Code.

Section 8-6-2 Enumerated Violations <sup>517</sup>

It is unlawful, a civil and criminal violation of this Code, and a public nuisance for any occupant, lessee or owner:

- A. To leave or permit to remain any inoperable vehicle when such vehicle or part thereof is located in an unscreened area.
- B. To leave or allow in an unscreened area
  - 1. grass which exceeds six (6) inches in height;
  - 2. weeds which exceed six (6) inches in height;
  - 3. dry vegetation, tumbleweeds, branches or clippings; or
  - 4. dead trees, bushes or shrubs.
- C. To leave or permit to remain on the property any accumulation of rubbish, trash, filth, debris or other deteriorated conditions.
- D. To leave or permit to remain on the property for more than two weeks any stockpiles of dirt, decomposed granite, sand or other material unless an active building permit is obtained and the stockpile is necessary for the construction project.
- E. To cause or allow a condition which may harbor insect or rodent infestation, or which may likely become a fire hazard, or which may result in a condition which may threaten the safety or health of neighboring properties or the public.
- F. To cause or permit any object, debris, building, tree, bush or landscaping to interfere with, obstruct, tend to obstruct, or render dangerous the free passage, use or vision in the customary manner of any sidewalk, street, or right of way or in violation of the Town Code.
- G. To cause or permit any vegetation or landscaping, that is visible from public property, that is substantially dead or damaged, characterized by uncontrolled growth or lack of maintenance, or any other deteriorated condition.
- H. to cause or permit Any pool, spa, fountain, or other body of water to be improperly maintained so as to create a safety hazard, harbor insect infestation, be polluted, or become stagnant.
- I. To allow or permit any wall or fence that is missing blocks, boards, or other material, to deteriorate due to lack of maintenance so as to constitute a hazard to persons or property.
  - (1) Allow or permit any dangerous, deteriorated, abandoned, partially destroyed, or unfinished building, addition, appendage or other structure, or any building in violation of the Uniform Building Code as adopted by the Town, or any vacated or abandoned building or structure to be unsecured at any time resulting in a condition which may threaten the safety or health of neighboring properties or the public.

(2) The means, methods, or materials used for securing a vacated or abandoned building or structure, such as wood, metal, or any other item, must be compatible with the color of the building.

- J. To allow or permit cattle, horses, sheep, goats, dogs, cats, birds, fowl, or any other animal or bird, and the pens, stalls, yards, shelters, cages, areas, places and premises where they are held or kept, to be maintained in such a manner as to cause flies, insects, vermin, rodent harborage, or to allow odors, ponded water or other liquid, the accumulation of manure, garbage, refuse or other noxious materials to become a public health nuisance.
- K. To allow or permit colonies of feral bees, hornets, or wasps, or colonies of honeybees maintained for the production of honey to become a public nuisance.
- L. Notwithstanding any other provisions of this Chapter, a person who commits a nuisance or willfully omits to perform any legal duty relating to the removal of a nuisance not enumerated in this chapter, but otherwise provided for within the scope and authority to regulate nuisances as granted to the Town by State Law, shall be in violation of this chapter, provided the violation poses a present hazard to public health, safety and welfare.

**Section 8-7-3 Maintenance and Repair by Owner, Occupant**

The owner or occupant of private property upon which a designated drainageway or watercourse exists shall be responsible for the maintenance and clearance of such drainageway or watercourse. Failure to so maintain, clear or repair such drainageway or watercourse is unlawful and a public nuisance.

**Section 1007. Parking of Vehicles and Trailers**

On residential lots, motor homes, campers, trailers, boats and associated trailers, or buses shall be parked only in the side or rear yard and in such a manner that they are fully screened from adjacent properties, rights-of-way, and open space areas by a wall, protective fence, or other screening compatible with the exterior of the main house. Motor homes, mobile homes, or campers shall not be lived in within the boundaries of the Town. Commercial vehicles and mobile homes shall not be parked or stored on any residential lot within the Town unless the commercial vehicle is making deliveries or providing temporary services.

**Article 5-6**                    PROPERTY MAINTENANCE CODE <sup>33 356 489 562 588 648</sup>

- 5-6-1                    International Property Maintenance Code 2012 <sup>588 648</sup>
- 5-6-2                    Amendments <sup>588 648</sup>

Section 5-6-1                    International Property Maintenance Code 2012 <sup>588 648</sup>

That certain document, entitled International Property Maintenance Code 2012, three copies of which are on file in the office of the Town Clerk of Paradise Valley, Arizona, is adopted as part of this Chapter as if fully set out in this Article.

