

Chapter 63

PROPERTY MAINTENANCE

§ 63-1. Adoption of code by reference; modifications.

§ 63-2. Violations and penalties.

[HISTORY: Adopted by the Town Commissioners of the Town of Perryville 11-3-81 as Ord. No. 81-4. Amendments noted where applicable.]

GENERAL REFERENCES

Code enforcement– See Chapter 5.

§ 63-1. Adoption of code by reference; modifications.

Be it enacted and ordained by the Commissioners of the Town of Perryville that a certain property maintenance code known as the “BOCA Basic Property Maintenance Code”, recommended by the Building Officials and Code Administrators International, Inc., being particularly the 1981 Edition thereof and the whole thereof, is hereby adopted, ratified and incorporated as the Property Maintenance Code for the Town of Perryville as fully as if said code was set out in length herein, subject to the following change:

Article 1

ADMINISTRATION AND ENFORCEMENT

Section PM-104.0 Duties and Powers of Code Official, Subsection PM-104.3, Inspections shall be changed to read as follows:

PM-104.3 Inspections: In order to safeguard the safety, health and welfare of the public, the Code Official is authorized:

1. Access to any exterior property area for the purpose of inspecting same, inspecting the exterior of any existing structure and performing his duties under this code at any reasonable time.

2. To enter any structure or part thereof for the purpose of making inspections and performing his duties under this code if, and only if:
 - i) It is requested by the owner/occupant; or
 - ii) A written complaint has been filed with the Code Official detailing a suspected health or safety violation or violations within a structure. Upon such complaint, the Code Official must investigate the validity of the complaint by contacting the complainant, the owner of the structure in question and neighboring residents. If sufficient evidence is found to support the complaint, the Code Official must contact the unit's owner/occupant by mail detailing the suspected violation(s) and informing the owner of the scheduled day and time of the interior inspection at least five (5) days prior to the inspection; or
 - iii) The unit is owned and occupied by a person or persons who have received public grant moneys within the past five (5) years for the interior rehabilitation of their unit.

§ 63-2. Violations and penalties.

The violation of this chapter shall be an infraction. Each initial violation shall be subject to a fine of fifty dollars (\$50.) and each subsequent violation shall be subject to a fine of two hundred dollars (\$200.). Failure to remedy a violation after issuance of a citation within one (1) week shall be considered a subsequent violation.