



Top Ten Blight Violations in the City of Detroit

- 1. Ordinance 9-1-36(a). Failure of Owner to Obtain Certificate of Compliance.** All buildings and structures shall be required to have a certificate of compliance issued by the Buildings Safety Engineering and Environmental Department: (1) All buildings and structures required to be inspected pursuant to 9-1-35(d) of the 1984 Detroit City Code; and (2) One- and Two-family dwellings, or any part of a residential structure, which are occupied by persons pursuant to an oral or written rental contract or lease agreement for monetary compensation. This requirement shall not include one-family dwellings which are occupied by the owner of the structure and the owner's immediate family and those portions of a two-family dwelling which are occupied by the owner and the owner's immediate family. *Commentary: All residential rental property and commercial structures must be inspected on an annual basis. Once inspection fees are paid an Inspector conducts an inspection of the premises and a Correction Order is issued. The Correction Order will indicate the needed repairs, if any, and a deadline for compliance. The Certificate of Compliance is provided upon a re-inspection which shows the Correction Order has been complied with. Citations under 9-1-36 are written by Inspectors with the Buildings Safety Engineering and Environmental Department. Fine & fees amount: \$280 plus any remediation costs.*
- 2. Ordinance 9-1-81(a).** The owners or agents of rental property shall register all rental dwellings with the Buildings Safety Engineering and Environmental Department and obtain a certificate of registration as provided for in this section. *Commentary: All rental property in the City of Detroit must be registered with the Buildings Safety Engineering and Environmental Department. There is no fee for registration. A property owner may obtain a Non-Rental Affidavit if their property is vacant or occupied by a family member who is not paying rent or taxes on the property. Citations under 9-1-81 (a) are written by Inspectors with the Buildings Safety Engineering and Environmental Department. Fine & fees amount: \$280.00 plus any remediation costs.*
- 3. Ordinance 9-1-104.** All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches and from all noxious weeds. For purposes of this section, weeds and plant growth shall include all grasses, annual plants and vegetation other than trees or shrubs, but does not include plant growth in exterior areas where flowers and gardens are maintained and cultivated. *Commentary: The most common violations of this ordinance occur along the fence line at the rear of the subject property. Citations under 9-1-104 are most often written by Department of Public Works Inspectors and Neighborhood Police Officers. Fine & fees amount: \$80.00 plus any remediation costs.*
- 4. Ordinance 22-2-88(b).** Bulk solid waste or any discernable amount of medical or hazardous waste allowed to remain or accumulate on or about the premises, its sidewalks, and adjoining public property shall be considered illegal dumping and subject to the provisions of Section 22-2-84. Under 22-2-88(a) it shall be the duty of the owner of record of any vacant or occupied property to keep such premises, its sidewalks, and all adjoining public property between the center of the street and one-half (1/2) of an alley, free of solid waste, medical waste, and hazardous waste at all times. *Commentary: Even if debris is illegally dumped by someone else, leaving it on the property can result in a violation for the property owner. Citations under 22-2-88b are most often written by Department of Public Works inspectors and Neighborhood Police Officers. Fine & fees amount: \$230 to \$280 plus any remediation costs.*
- 5. Ordinance 9-1-110(a).** Except as provided for in other provisions of the 1984 Detroit City Code, it shall be unlawful to keep, park, or store inoperative or unlicensed motor vehicles on any premises or property, including any motor vehicle which is in a state of major disassembly, disrepair, or in the process of being stripped or dismantled, provided, that an individual may perform mechanical work on one (1) motor vehicle on the premises or property as long as such work is performed inside a garage or other enclosed structure or area designed and approved for such purposes. *Commentary: Inoperable or unlicensed vehicles cannot be stored in a person's yard. Vehicles with an expired or no plate may cause the property owners to be issued a citation. Citations under 9-1-110 are most often written by Department of Public Works Inspectors and Neighborhood Police Officers. Fine & fees amount: \$130.00 plus any remediation costs*

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- 6. Ordinance 22-2-45.** Properly stored domestic solid waste shall be collected by the Department of Public Works. Owners and/or occupants of residential structures who receive curbside collection shall place approved containers on a berm area not earlier than 6:00 p.m. on the day before collection and shall remove the same not later than 9:00 p.m. on the day of collection. *Commentary: The approved containers are called "Courville Containers." Containers placed at the curb too early or left too late may subject the owners and/or occupants to a violation. These citations are most often written by DPW Inspectors and Neighborhood Police Officers. Fine & fees amount: \$130 plus any remediation costs.*
- 7. Ordinance 9-1-105.** All buildings, premises, and structures and exterior property shall be kept free from rodent harborage and infestations. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation. No building, premises, or structure shall be used for the storage or handling of solid waste, including debris, garbage, litter and rubbish, which provide a place for rodents to harbor. *Commentary: When residents keep their dogs outside any feces that remains for more than a day or any uneaten dog food attracts rodents. Ordinance 22-2-21 requires animal waste to be removed from private property within twenty-four (24) hours. Citations under 9-1-105 are most often written by Department of Public Works Inspectors and Neighborhood Police Officers. Fine & fees amount: \$130.00 plus any remediation costs.*
- 8. Ordinance 9-1-103.** Snow or ice that has fallen or formed on any sidewalk in the front, rear, or on the sides of any house, premises, building or lot owned, occupied or controlled shall be removed within twenty-four (24) hours after the snow or ice has fallen or formed, or a quantity of salt, sand, ashes or other approved material applied to the snow or ice sufficient to render the sidewalk safe for persons to walk upon. However, snow or ice shall not be plowed, shoveled or piled from private properties, other than residential, onto the paved roadway of any city street or highway. Snow or ice plowed shoveled or brushed from any residential property or public sidewalk shall not be placed in any manner so as to interfere with public travel. *Commentary: Residents and business owners must shovel their snow or otherwise make the sidewalks safe within twenty-four hours of a snow fall. Ice which forms from melting snow that refreezes must also be removed or made safe. Citations under 9-1-103 are most often written by Department of Public Works Inspectors and Neighborhood Police Officers. Fine & fees amount: \$80 (one or two family dwelling) plus any remediation costs.*
- 9. Ordinance 9-1-82(d).** It shall be unlawful for a rental property to be occupied without a lead-clearance report being obtained and provided to the Buildings Safety Engineering and Environmental Department. *Commentary: The purpose of the lead inspection and reporting requirements is to protect the health and welfare of children who occupy rental property that contains lead-based paint hazards. Citations under 9-1-82(d) are exclusively written by Buildings Safety Engineering and Environmental Inspectors. Fine & fees amount: \$530 plus any remediation costs.*
- 10. Ordinance 9-1-111.** Any graffiti on any exterior surface of any building, premises, or structure is unlawful and is declared a public nuisance. The owner of the property is responsible for the abatement of any graffiti upon the property. The owner shall have the continuing responsibility to remove graffiti, maintain the property free of graffiti, and to restore any exterior surface that has been damaged by graffiti. *Commentary: Business owners who fail to remove graffiti in a timely manner risk having the removal done by the General Services Department and adding thousands of dollars in removal costs to their judgments. Citations under 9-1-111 are written by Buildings Safety Engineering and Environmental Inspectors and Neighborhood Police Officers. Fine & fees amount: \$130 plus any remediation costs.*

*The amount of a fine may be higher based on the volume of solid waste (Chapter 22) or the type of structure (Chapter 9)

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