

Code Enforcement - How Does It Work?

This article is intended to provide an overview of the code enforcement process, the functions of the Code Enforcement Board, and the duties of Code Enforcement Officers. The process as outlined is abbreviated, and will hopefully provide a general understanding of the process to the citizens of Greenacres.

The codes address such areas as sanitation, nuisances, building regulations, fire prevention and protection, licenses and business regulations, etc. In order to deal with situations where possible code violations have occurred, the City established the code enforcement process pursuant to the guidelines contained in Chapter 162 of the Florida State Statutes. To insure minimum standards are being upheld, the City's Code Enforcement Officers have the responsibility to conduct inspections and make determinations on their findings. The following will provide you with the general process for Code Enforcement action:

- ✓ If a violation is found to exist at the time of the inspection, the property owner will be notified in one of three ways - certified mail, hand-delivered mail, or by posting the notice in two locations: (at the property in violation and at City Hall. The notification includes a time frame for the violation to be corrected.
- ✓ Code Enforcement Officers will then inspect the violation again, If the violation has been corrected the case is CLOSED.

If the violation has NOT been corrected:

- ✓ A notice to appear before the Code Enforcement Board at their next scheduled meeting is sent to the owner of the property.
- ✓ At the hearing, the Code Enforcement Board will hear sworn testimony from the property owners and the Code Enforcement Officers.
- ✓ If the Board agrees that the violation does exist, the Board will issue orders to command whatever steps are necessary to bring the violation into compliance.
- ✓ The Code Enforcement Board may extend the time allotted for correction of the violation, or may impose a fine of up to \$250.00 per day (or \$500.00 per day for repeat offenders) for each day the violation remains uncorrected.
- ✓ The Board's decision is based upon several considerations - the seriousness of the violation, any action already taken to correct the violation, previous violations committed by the violator, and any extenuating circumstances.
- ✓ A certified copy of the Board Order imposing a fine may be recorded in the public records of Palm Beach County.
- ✓ Fines and liens are used as last resorts when the Board Orders are ignored and the person in violation makes no effort to correct the violation.

All procedures and determinations are based on the intent of the City Code, which is to maintain a minimum standard for all citizens and to promote and protect the well being of the general public.

If you would like more information on the code enforcement process or would like to report a violation, please contact our Code Enforcement Officers at (561) 642-2065 or (561) 642-2068.