STRATEGIC CODE ENFORCEMENT—
LESSONS FROM THE FIELD

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City begins suing landlords over health, zoning issues (IndyStar.com)

City prosecutors this winter plan to go after at least three Indianapolis landlords with multiple properties described as decrepit and dangerous. They filed a 60-count civil complaint Monday against the first landlord, Peter Kisenko, for alleged health and zoning code violations at 15 rental properties. The lawsuit follows a campaign that tore down 675 dangerous vacant buildings using $29 million in federal Neighborhood Stabilization Program funds last year. The city effort aimed to raze or repair crumbling and unsafe buildings that not only endangered residents, but also downgraded neighborhood property values.

Enforcing county code an uphill battle
By TIFFANY REVELLE The Daily Journal
Updated: 01/08/2011 11:59:52 PM PST (Ukiah, CA)

Salvage Dealers Targeted In Code Enforcement Sweep

Inspectors Issue 33 Citations For Licensing, Zoning Violations

Foreclosed apartments create seeds of blight
By David Benda, Ryan Sabalow
Record Searchlight
Posted December 7, 2010 at 10:46 p.m

Code Enforcement officials hand out brochures to explain merchant sign rules

ALBANY, GA (WALB) – In the next two months, more than 20 dilapidated or blighted properties will be torn down in Albany.

2010 year in review: Residents question code enforcement fees

City code enforcement, inspection log busy year
By BOB GIBBINS Staff Writer
CE Vacant Property Strategy

• Data—property condition & property ownership
• Strategic Neighborhood Targeting
• Code Enforcement Program Capacity
  — Inspections, Specialists, Legal and Judicial
• Regulatory Tools and Legal Remedies (Tactics)
• Community Outreach & Partnerships
Compliance is the Goal

Code enforcement is not about revenue or acquisition. That said, there are only two types of compliance:

1. Voluntary
2. Enforced
COMPLIANCE IS THE GOAL

Two Types of Properties

In Compliance

Don't Know 80%

Those Who Will 90%

WE OFFER HELP

Not In Compliance

Don't Care 20%

Those Who Can't 10%

Educate

Encourage
COMPLIANCE IS THE GOAL

Two Types of Properties

In Compliance

Don't Know 80%
Those Who Will 90%

Not In Compliance

Don't Care 20%
Those Who Can't 10%

WE OFFER HELP

Encourage

Enforcement
Remedies Should Be Aggressive

NOTE: Aggressive DOES NOT = mean and unreasonable.

Be friendly, be fair, be firm, move forward.

The violator is the only person who can decide whether there will be voluntary or enforced compliance.

The Violator is the person that decides what level of enforcement is required.
Vacant Property Code Enforcement Remedies

- Vacant Property Registration
- Nuisance Abatement by City/County (Board/Demo)
- Administrative/Civil Penalties
- Criminal Prosecution or Civil Injunctions/Housing Court
- Cost Recovery of Nuisance Abatement Liens
Successful Enforcement Programs

• Proper Managerial Structure
• Clearly Stated Goals and Objectives
• Metrics for Success
• Detailed Policies and Procedures
• Adequate Staff & Training
• Personal/Group Accountability
• Coordination with other Departments
• Administrative/Political Support
• Rewards
Enforcement is only PART of the solution.
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Questions? Comments? Ideas?