



VACANT BUILDING OWNER RESPONSIBILITIES

Housing Department
City of University Heights

The owner, lessee, or party in control of any vacant building, or a party that has filed and is currently maintaining an open foreclosure action regarding a vacant building shall maintain the vacant building in compliance with City codes, with particular attention to the following:

1. Grass and weeds shall be kept at a maximum height of eight inches. Shrubbery must be kept trimmed and neat and kept from encroaching on touching the building.
2. All building exteriors shall have adequate weather-tight protection, including paint, siding, and to similar finishes maintained in good condition.
3. All buildings and grounds must be secured against trespassers and rodents. This includes maintaining all exterior doors, windows and yard fencing in a good and secured condition. No boards, plywood or similar means or materials may be used to secure windows and doors. Doors, and/or window units equipped with locking hardware. Property must be properly winterized.
4. Roofs on all buildings shall be in good, weather tight condition with no leakage.
5. Any accumulated trash or debris must be removed from the property immediately.
6. Graffiti, tagging or similar markings must be immediately removed or painted over with an exterior grade paint that matches the exterior color of the structure.
7. Pools and spas shall be drained and kept dry. Properties with pools and spas must comply with the minimum security fencing requirements of the City.
8. Property shall be maintained free of nuisance conditions.
9. Compliance with this section does not relieve the owner or agent in control of the property of any obligations set forth in any covenants, conditions, restrictions, homeowners' association rules and regulations and/or codified ordinances or building codes which may apply to the property.