



A Matter of Time

When reports of suspected code violations are turned into the Code Compliance Department, citizens often look forward to the problem being fixed overnight. Yet behind-the-scenes activities of the department aren't usually immediately visible.

Understanding the legal processes that the department uses will help you understand the time it takes to resolve issues.

Investigation

All reports are investigated by code enforcement officers. If the officer finds a violation, the property owner will be issued a notice to bring his or her property into compliance.

A Time to Comply

It is the City's goal that each citizen in Fort Worth voluntarily complies with City codes. Code Compliance strives to immediately abate violations that are threats to public health. Sometimes though, more common violations take longer to resolve.

Property owners are typically given the following "windows of compliance" for common violations:

<i>High Grass & Weeds</i>	<i>15 days</i>
<i>Trash & Debris</i>	<i>15 days</i>
<i>Animal Related Issues</i>	<i>15 days</i>
<i>Sewage/Water Leaks</i>	<i>24 hours</i>
<i>Junk Vehicles</i>	<i>15 days</i>
<i>Yard Parking</i>	<i>48 hours</i>
<i>Substandard Housing</i>	<i>30 days</i>
<i>Apartment Violations</i>	<i>30 days</i>
<i>Zoning</i>	<i>15 days</i>

Then what?

When a property owner fails to bring their property into compliance during the time allotted, the department can enforce compliance through a

variety of legal options, such as issuing a citation. In very specific cases, the City is allowed to enter a property and fix a problem without the permission of the property owner. When this happens, the property owner is responsible to pay for the costs involved, including an administrative fee.

Average times to abatement:

<i>High Grass & Weeds</i>	<i>30 days</i>
<i>Trash & Debris</i>	<i>30- 45 days</i>
<i>Animal Related</i>	<i>30-60 days</i>
<i>Sewage/Water Leaks</i>	<i>3-4 days</i>
<i>Junk Vehicles</i>	<i>45 days</i>
<i>Yard Parking</i>	<i>7 days</i>
<i>Substandard Housing</i>	<i>60-90 days</i>
<i>Apartment Violations</i>	<i>60-90 days</i>
<i>Zoning</i>	<i>30-60 days</i>

When property owners take care of a problem themselves, it takes less time.

Summons to Appear

If a notice of violation and citation do not gain compliance from the property owner, Code Compliance will use more forceful tools to obtain compliance. In appropriate circumstances, cases will be taken before the Building Standards Commission and/or a County or District Court to ensure compliance. Following these legal processes increases the time between initial complaint and compliance.

Compliance Takes Time

When citizens do not comply with City Codes, enforcing compliance via legal avenues requires more time and resources. The Code Compliance Department uses preventative, proactive measures to prevent matters from escalating, but in some instances, compliance takes time.

For more information about the Code Compliance Department, visit us online at

www.fortworthgov.org/codecomp or call (817) 392-1234.

Se habla Español.

