

## PROPOSED ORDINANCE NO 25-10

### AN ORDINANCE TO ADOPT THE INTERNATIONAL PROPERTY MAINTENANCE CODE AND PROVIDE FOR ENFORCEMENT WITHIN THE TOWNSHIP OF CLINTON

The Township Board of the Township of Clinton, Lenawee County, Michigan, ordains as follows:

**Section 1. Title** This ordinance shall be known as the **Clinton Township Property Maintenance Ordinance**, and it shall be enforceable in the Township of Clinton, Lenawee County, Michigan.

#### **Section 2. Adoption of the International Property Maintenance Code**

A. The **International Property Maintenance Code (IPMC)**, 2024 Edition, as published by the **International Code Council (ICC)**, is hereby adopted as the property maintenance code of the Township of Clinton, subject to the modifications and amendments set forth in this ordinance.

B. A copy of the International Property Maintenance Code, 2024 Edition, is on file with the Township Clerk and available for public inspection during normal business hours.

#### **Section 3. Purpose**

The purpose of this ordinance is to protect the public health, safety, and welfare by ensuring that properties within the Township of Clinton are maintained to standards that prevent hazards, preserve the aesthetics of the community, and maintain property values.

#### **Section 4. Modifications and Amendments**

A. The following provisions are hereby modified from the International Property Maintenance Code as adopted:

1. **Exterior Property Areas** – All exterior property areas shall be kept free from litter, debris, and other hazardous or unsightly materials. This includes, but is not limited to, abandoned vehicles, refuse, and broken furniture.
2. **Vacant and Unoccupied Buildings** – Vacant and unoccupied buildings must be secured and properly maintained to prevent unauthorized access, including boarding up windows and doors, securing roof and wall penetrations, and ensuring that exterior walls do not present safety hazards.
3. **Weeds and Grass** – Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.
4. **Property Maintenance** – Every residential and commercial structure shall be kept in a condition that preserves its structural integrity, including maintaining the roof, exterior walls, windows, doors, and other parts of the structure to prevent deterioration and decay.

B. All future amendments to the International Property Maintenance Code, or its successor, shall be adopted automatically unless modified by further resolution of the Township Board.

#### **Section 5. Administration and Enforcement**

A. The **Building Official** or **Code Enforcement Officer** shall have the authority to enforce the provisions of this ordinance and the International Property Maintenance Code within the Township of Clinton.

B. The Building Official or Code Enforcement Officer shall have the right to inspect properties within the Township of Clinton to ensure compliance with the provisions of this ordinance. Property owners shall allow access to their properties for inspections when requested.

C. **Notice of Violation** – If a property is found to be in violation of this ordinance, the Building Official or Code Enforcement Officer shall issue a written notice of violation to the property owner. The notice shall specify the violations and provide a timeline (not less than 10 days) for the property owner to correct the violations.

D. **Permit Requirements** – A permit shall be required for major repairs or modifications to a property as dictated by the International Property Maintenance Code. The fees for such permits shall be determined by the Township Board.

## **Section 6. Penalties**

A. Any person, firm, or corporation who violates the provisions of this ordinance shall be guilty of a **municipal civil infraction** and shall be subject to the following penalties:

1. **First Violation:** A written warning with no fine.
2. **Second Violation:** A fine of \$100 for each violation.
3. **Third or Subsequent Violation:** A fine of up to \$500 per violation, with each day of continued violation constituting a separate offense.

B. If a violation remains uncorrected after the allotted time frame, the Township may take corrective actions, including but not limited to hiring contractors to perform necessary repairs or maintenance, and the costs incurred shall be billed to the property owner.

C. In addition to the civil penalties, the Township may seek injunctive relief to compel compliance with the provisions of this ordinance.

## **Section 7. Emergency Repairs**

In the case of imminent danger to public health or safety due to a property's condition, the Township may take immediate corrective actions, including boarding up windows, securing structures, or removing hazardous materials, at the expense of the property owner.

## **Section 8. Effective Date**

This ordinance shall take effect immediately upon adoption and publication in accordance with the law.

## **Section 9. Severability**

If any provision of this ordinance is found to be invalid by a court of competent jurisdiction, the invalidity shall not affect the validity of the remaining provisions.

## **Section 10. Repeal of Conflicting Ordinances**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

## **Section 11. Adoption**

This ordinance was adopted by the Township Board of Clinton, Lenawee County, Michigan, on this April 14, 2025 and shall be effective immediately upon adoption.

**Offered by: Greenleaf Supported by Scott Roll Call Vote: Kovalski-Yes Scott-Yes Murphy-Yes Greenleaf-Yes Couture-Yes**

**Supervisor Walter Murphy** \_\_\_\_\_ **Clerk Kim Scott** \_\_\_\_\_  
Date of Adoption April 14, 2025