**ORDINANCE 2019-05**

**AN ORDINANCE REGARDING VILLAGE REQUIREMENTS TO REMEDY NUISANCE PROPERTIES**

WHEREAS, the Village Council of the Village of Belle Center, Ohio has an obligation to provide for the general welfare of the residents of the Village, and

WHEREAS, the health and safety of the residents of the Village of Belle Center require minimum requirements regarding the cleanliness and maintenance of properties within the Village of Belle Center, Ohio,

IT IS HEREBY ORDAINED by the Council of the Village of Belle Center, Ohio, as follows:

1. Every property owner shall keep and maintain his or her property in a condition that does not pose a health risk to the property or to the neighboring properties.
2. Each property owner shall be responsible to mow the grass and otherwise control grass, weeds and vegetation so as to prevent unnecessary infestation of bugs or insects, rodents, or to otherwise create an unsafe or unsanitary condition.
3. Each property owner shall be responsible to be certain that the grass and vegetation on property within the Village of Belle Center, Ohio, does not exceed 10 inches in height.
4. Each property owner shall keep property free and clear of rubbish, trash, abandoned property including, but not limited to, tires, batteries, timber and lumber, lawn trimmings, grass trimmings, branches, and other health conditions which could be a location encouraging rodents or pests as well as unwanted infestation of bugs.
5. No property owner shall allow trash, rubbish, refuse, or other unsightly trash accumulation on the property.
6. In the event any of the conditions set forth in this ordinance are violated by the property owners, the Village shall send a written notice to the address listed on the Logan County real estate tax records notifying the landowner that they have a period of 10 days to remedy the situation after the Village has defined and described the violation in the letter of notification.
7. If the landowner fails to remedy the situation within 10 days of actual or constructive receipt of the notice, the Village may on its own or may procure the services of another to remedy the complained-of violation and the costs of such remedy shall be borne by the landowner.
8. The costs shall be sent to the landowner in a billing at the last known address listed in the county recorder’s office, and a request shall be made for payment.
9. The Village fiscal officer shall specifically be authorized to add these unpaid costs, if any exist, to the assessments which may be placed on the tax duplicates as a delinquent tax amount due and payable pursuant to the Ohio Revised Code and the local rules set by the Logan County Auditor.
10. In addition to the financial aspects of this ordinance, if a landowner does not remedy the situation after the notice provisions above are met by the Village within the 10 day period of time, each continuing day of violation thereafter shall be a basis for a minor misdemeanor criminal offense in the State of Ohio. On a second offense and all subsequent offenses within 1 year after the first offense, such person is guilty of a misdemeanor of the fourth degree and shall be subject to fines and penalties in accordance with Ohio law.

This Ordinance was passed on its Third and final reading July 9,2019 at the regular scheduled council meeting of the Village of Belle Center, Ohio.

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Mayor Teresa Johnston

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Fiscal Officer Rhonda Fitzpatrick