

A QUALITY NEIGHBORHOOD STARTS WITH YOU

A Residential Guide to Property Maintenance

- 1 Grass**
Grass must be mowed and no higher than 8 inches tall.
- 2 Clean Yard**
Property will be well-kept, clean and free from loose trash and debris.
- 3 Trees**
Trees and shrubs will be well-maintained.
- 4 Right of Way (ROW)**
The right of way must remain free of objects, such as signs and boulders.
- 5 Parking**
All vehicles must be parked on an approved surface. No vehicles are allowed to be parked on the grass. Vehicle for sale signs are also not permitted.
- 6 Vehicles**
Vehicles must be in working condition, fully assembled and have current license and registration information. Junk and inoperable vehicles are not permitted.
- 7 Fences**
All fences must be well-maintained and in vertical position. Incomplete fencing is not permitted.
- 8 Paint and Siding**
Paint must be well-maintained without chipping, and siding must be intact and in good repair.
- 9 Gutters and Drainage**
All gutters must be in good working condition. Storm water must be discharged so that it does not pond in yards, courts or open areas. This includes drainage from sump pumps.



- 10 Outdoor Storage**
Lawn furniture, firewood and landscape material must be stored in a neat and orderly manner. All other items, including lawn maintenance tools and trash, may not be stored outside.
- 11 Landscaping**
Landscaping must be well-maintained. Cultivated beds must be regularly maintained by planting and tending, along with the removal of excessive weed growth.
- 12 Trash**
Trash cans may not be set out at the curb earlier than 12 noon the day before collection, and must be removed from the curb within 12 hours of service. All trash, recycling and yard waste containers must be stored inside and out of public view when not out for collection.



A Residential Guide to Property Maintenance in Bloomfield Township



For More Information Contact:
Planning, Building and Ordinance Department
Ph: (248) 594-2845
or visit: www.bloomfieldtpw.org



Our Mission:

As Representatives of the Bloomfield Township Planning, Building and Ordinance Department, we pledge to provide our services in a fair and consistent approach with the highest level of professionalism. We are dedicated to upholding the Township adopted plans, codes, ordinances to ensure a safe, sustainable and enjoyable community for present and future residents.

Code & Ordinance Enforcement

Our Code Enforcement Officers strive to reduce blight and remove all unsafe conditions throughout the Township. We have a responsibility to protect the health and safety of the individual citizens as well as the general public.

It is our goal to make the Township a cleaner and healthier community. The beauty and charm of our neighborhoods are among Bloomfield Township's most precious assets. With cooperation and assistance, we can make our neighborhoods more desirable places to live and assure all of us a better community.

Everyday our Code Enforcement Officers investigate complaints generated by residents and patrol the community recording violations. This process entails documentation and digital photography.

Residents may submit complaints to the Ordinance Department at any time. This can be done in person at Township Hall, on our website using the "Complaint Form," via email, or mail, or over the phone.

Please understand that the process to remedy any given situation generally takes several weeks or longer.

Violations

Violations of Township Ordinances are a civil matter, and are enforced through the Civil Infraction Process. This usually requires that an individual be afforded a reasonable opportunity to address the violation before a Civil Infraction Ticket is issued.

If you have received a violation notice and need additional time to remedy the situation, please contact the Ordinance Division immediately. Our officers make every attempt to ensure the property rights of both the complainant and the violator.



The following steps are taken to resolve code violations:

Complaint Review: When a complaint is received by Code Enforcement, an Officer will determine if it is a violation of a Township Ordinance.

Investigation: If the issue is a violation of a Township Ordinance, a Code Enforcement Officer will visit the property to verify the problem.

Property Owner Notification: If a violation is found, the property owners will receive a notice of violation letter detailing the necessary corrective actions, and a deadline to make corrections.

Re-Inspection: The officer re-inspects the property at the end of the given time frame. If violations still exist, further enforcement will be taken. This action can be a phone call, property visit, or additional notices of violation.

Legal Action: When compliance cannot be reached, a citation is issued and a court date is scheduled at the 48th District Court.

The Code Enforcement Division is available to receive reports of hazards and complaints concerning any of the following:

- open storage
- property maintenance issues
- parking on the lawn
- clear cutting
- trailers, boats or RV's
- Building without permits
- Zoning Violations