

## Important Information

The Code Enforcement Department has also been designated to assist the Building Department with enforcement issues. However, obtaining permits and following up with necessary inspections is generally handled by contacts with the Building Department.

### Condemnation

- In extreme situations, a building may be deemed so dangerous that it has to be condemned. In these cases, a placard will be placed on the building and it will not be allowed to be occupied until the dangerous situation has been corrected. Occupants are ordered out and any certificates of occupancy are revoked.
- If condemned, the condemnation status will remain until the building is brought up to code. The building then can be occupied. During this process the proper building permits and building codes must be followed at the direction of the Building Department. Once the Building Department completes a final inspection and the property passes the inspection, the condemnation will be lifted and the use and occupancy permit will be granted.



### Contact

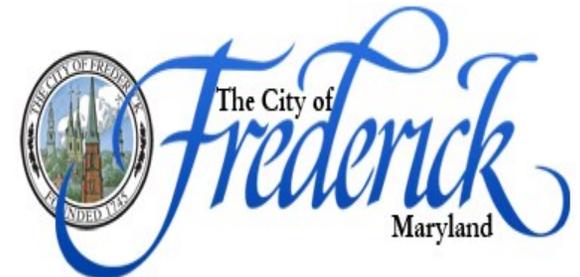
*The City of Frederick  
Code Enforcement Department*

140 West Patrick Street  
Frederick, MD 21701  
Phone: 301.600.3825

E-mail: [codeenforcement@cityoffrederick.com](mailto:codeenforcement@cityoffrederick.com)

## The City of Frederick

»»» Code Enforcement



**CODE ENFORCEMENT  
VIOLATIONS  
AT A GLANCE**

Tel: 301.600.3825

## Timeline for a Code Enforcement Case

- Code Enforcement receives cases from citizens, Mayor, Board of Aldermen, NAC Coordinators and through independent observations from Code Officials.
- Once the complaint is received a case file is generated.
- A code official will investigate the complaint and assess the situation to determine if a violation exists.

- **No violation exists...**Case closed.

- **Violation exists:**

The Code Official will determine a reasonable period of time for correcting the violation and may issue a Notice of Violation (NOV). The property owner may be required to obtain permits or other approvals. The Code Official will build into the NOV time period a reasonable amount of time for the property owner to seek these approvals. The time for correction will be a function of the nature of the violation and the extent of corrective action needed.

The violation is often photographed and the case file is updated with findings and the action taken by the inspector.

***\*Note:** After an NOV is issued and the time period established for corrective action is set, the City will not take any affirmative steps to abate the situation until the property owner has had the opportunity to take the corrective action on their own. Also it should be noted that sometimes corrective action must be approved by Frederick's Historic Planning Commission or the Planning Commission. A property owner may have to seek approval before one of these commissions or seek and obtain appropriate permits from the City's building department before beginning work.*

## How To File a Code Enforcement Complaint:

**ONLINE: [www.cityoffrederick.com](http://www.cityoffrederick.com)**

**BY PHONE: 301.600.3825**

***\*NOTE:** The best way to make a complaint is through the City of Frederick website. The system allows the user to confirm that his/her complaint was received and will be investigated.*

## The City Charter and Code

In addition to the laws and directives contained within the City Charter and Code, the City has adopted the 2012 International Property Maintenance Code. Examples of issues reviewed by the Code Officials include but are not limited to the following:

- grass and weeds
- trash, filth and rubbish
- abandoned vehicles on property
- snow/ice on sidewalks
- tree trimming over sidewalks/streets
- lack of heat
- improper gutters/drainage
- unfit/sanitary structure
- hoarding
- leaking roof/plumbing
- proper egress
- occupancy limits
- infestation

One of the code official methods of resolving violations is to speak directly to the property owner and determine if a solution can be mutually agreed upon.

## Citations

When the property owner chooses not to adhere to the time periods contained in an NOV, and when other methods for gaining voluntary adherence to the appropriate laws are not successful, the Code Official may issue a citation to the property owner. Citations are issued pursuant to Maryland law and have specific deadlines and requirements for the property owner to respond. Within the body of a citation, the Code Official may request that the Courts grant unto the City itself the right to abate the violation. This is a drastic step and the City only utilizes this method in the most severe situations. If the City is permitted to abate a violation, the charges for the abatement must be repaid by the property owner. If they are not paid, the charges may become a lien on the real property to be collected in accordance to Maryland law including the possibility that the property may be sold at a tax sale.

***\*Note:** Some property situations present a health, safety and welfare danger to the public. The Maryland law and the City's Code allow for the City to take immediate action to abate those dangers. Those abatement costs are also collected in a manner prescribed by Maryland law.*