



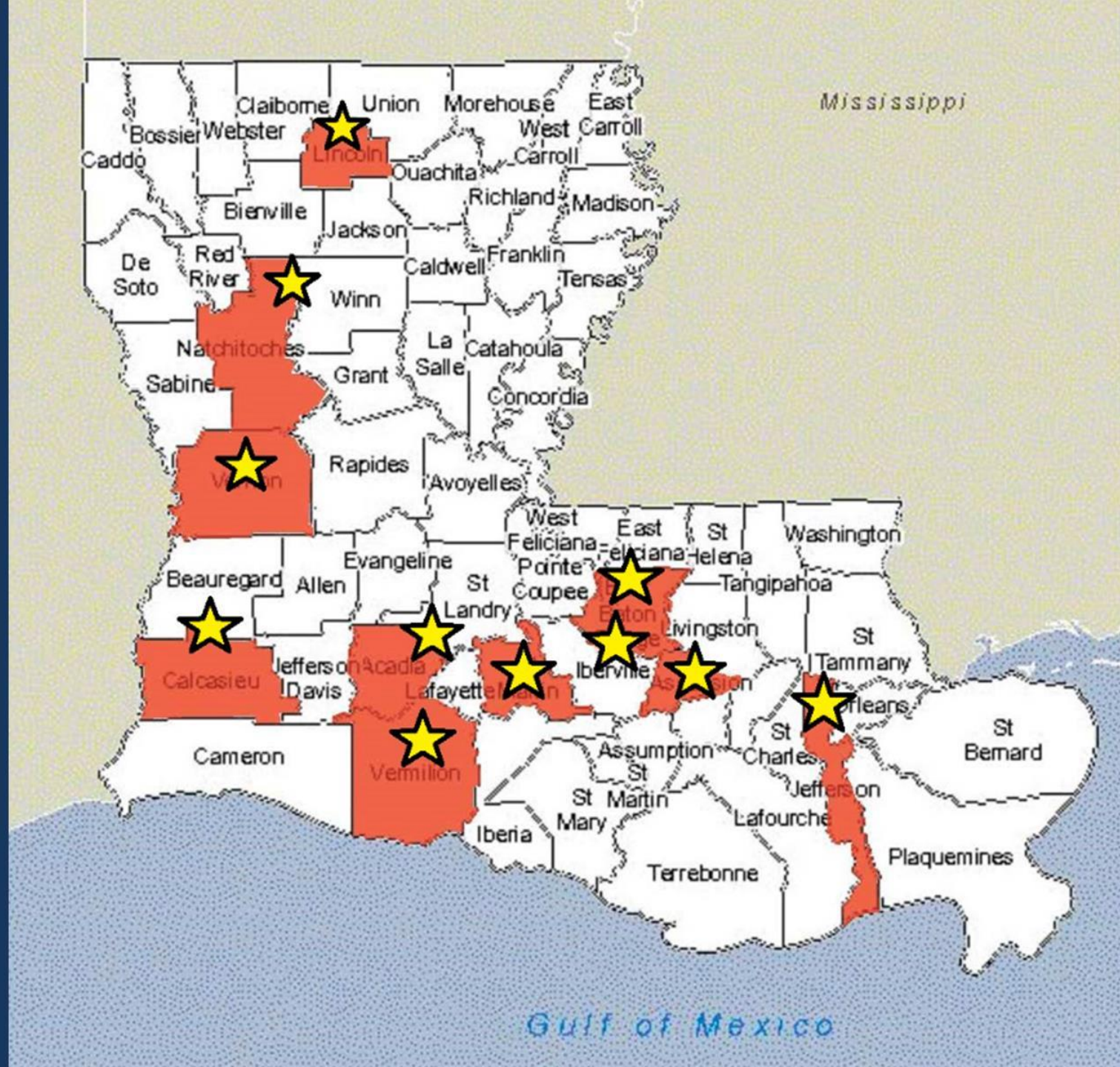
Clean Sweep: Top 3 Blight Problems of Louisiana Communities Practical Tips for Tackling

**Louisiana Municipal Association
August 3rd, 2019
Neil Erwin and Patricia Doane**



Neil Erwin Law

... A Limited Liability Company ...



3: Overgrown Grass and Weeds



Submitted by: City of Gonzales

2: Abandoned/Nuisance Vehicles and Junk



Submitted by: Town of Dubach

#1: Dilapidated Structures/Blighted Property



Submitted by: City of Baker

2: Abandoned/Nuisance Vehicles and Junk





§La. 33:4876. Abandoned automobiles, major appliances and other junk; disposition of

A. The governing authority of any municipality or parish may enact ordinances regulating or prohibiting the storing or abandoning of **junk, wrecked or used automobiles or motor vehicles**, or any part or parts thereof, or any other junk, **discarded or abandoned major appliances, such as refrigerators, freezers, ranges or machinery or other metal, tin or other discarded items**, on any **vacant lot**, or any portion of any **occupied lot**, neutral ground, street or sidewalk, within the municipality or parish.



Vehicle Definitions

Title 33 – Powers of Municipalities and Parishes

Nuisance Vehicle is a junked or partially dismantled vehicle, unable to move under its own power and which is left out in the open, for a period of time....most towns say for 30 days.

Title 32 – Motor Vehicles and Traffic Regulation

Abandoned Vehicle is a motor vehicle left for more than 72 hours on public property or on private property without the owner's consent.



NUISANCE VEHICLE INSPECTION REPORT

Inspector: _____ Date of Inspection _____

Check all conditions below that apply to the motor vehicle and attach dated photographs

<input type="checkbox"/>	Partially dismantled, partially disassembled or wrecked, or lacks major mechanical or body parts
<input type="checkbox"/>	Not capable of movement under its own power in the manner in which it was originally intended, or is otherwise inoperable for use as a motor vehicle
<input type="checkbox"/>	Inoperable for a period in excess of 30 days, based on Village records or the condition of the motor vehicle
<input type="checkbox"/>	One or more tires missing or not inflated to the extent they are useable
<input type="checkbox"/>	One or more broken or severely cracked windows
<input type="checkbox"/>	Does not have a current license plate, registration, motor vehicle inspection sticker and/or it is evident that the motor vehicle is not currently operable in a legal manner
<input type="checkbox"/>	Located in an area of a growth of weeds, grass or other noxious vegetation over six inches in height
<input type="checkbox"/>	The location or condition of the motor vehicle makes it a possible breeding ground or harbor for mosquitoes, other insects, rats, snakes, or other vermin
<input type="checkbox"/>	The motor vehicle is a point of collection for pools or ponds of water
<input type="checkbox"/>	Is a point of concentration of quantities of gas or oil or other flammable or explosive materials
<input type="checkbox"/>	Is a point of collection of garbage, food waste, animal waste or other putrescent matter, or of trash, junk or similar collection of items, alone or in the aggregate
<input type="checkbox"/>	Has sharp or jagged parts, or has sharp or otherwise dangerous edges or points of metal, plastic or glass
<input type="checkbox"/>	Has areas of confinement (trunk, no door knobs/window handles) which cannot be operated from the interior of those areas
<input type="checkbox"/>	Has been utilized by minors for recreational activities within the previous 60 days
<input type="checkbox"/>	Situated or located haphazardly, or is in danger of falling or turning over
<input type="checkbox"/>	The motor vehicle has an accumulation of factors that make it a health or safety hazard

Tag and Tow Vehicles



NOTICE

RS 8/07

This vehicle has been determined to be a nuisance vehicle and/or abandoned vehicle by the City of Ruston.

You are hereby notified that this vehicle is in violation of City of Ruston Ordinance No. 1538 of 2007 and is required to be brought into compliance with said ordinance or be removed from the city limits before _____.

Failure to do so may result in the vehicle being removed by the City of Ruston, or by a tow truck operator on behalf of the City of Ruston. All expenses involved with the removal, storage and disposition of this vehicle will be the responsibility of the property/vehicle owner. Any questions regarding this Notice can be addressed by calling the Code Enforcement Office.

Case #17-_____

Date Tagged: _____

**City of Ruston Code Enforcement Office
318-251-8669**



3: Overgrown Grass and Weeds





- **Grass or Weeds Taller than 12 inches (typically)**
- **Inspection by Mayor or Mayor's designee**
- **Notice by Registered Mail to Assessed Owner or Advertisement in the Official Journal**
- **6 Days after Receipt of Notice Municipality may mow & file Lien**

#1: Dilapidated Structures/Blighted Property





LEGAL SOLUTIONS – THE BASICS

Inspect, Cite, Notify and Post, Demolish, Lien

R.S. 33:4761 et seq.



NOTICE

THIS BUILDING IS UNFIT FOR HUMAN HABITATION AND/OR OCCUPANCY; THE USE OF THIS BUILDING FOR HUMAN HABITATION AND/OR OCCUPANCE IS PROHIBITED BY LAW. NO UNAUTHORIZED PERSON SHALL DEFACE OR REMOVE THIS CARD UNDER PENALTY OF FINE. FOR FURTHER INFORMATION CONTACT THE CITY OF RUSTON BUILDING INSPECTOR AT 318-251-8640; 701 EAST TENNESSEE AVENUE, RUSTON, LOUISIANA.

BY: _____
ADMINISTRATOR

DATE: _____



Consider CivicSource.com





LEGAL SOLUTIONS - ALTERNATIVES

- **Code Enforcement Court**
 - **Heirship Affidavit/Small Succession (La.C.C.P. Art. 3432)**
 - **If Commercial Operations at a Residence, make a Zoning Violation and Prosecute as a Misdemeanor, Potentially in Mayor's Court**
-
- **Neighborhood Conservation Overlay District**
 - **Rental Registration with Agreed Inspections**
 - **Surveillance Cameras to Maintain Safety & Security**



What's at Stake?

Your Smaller Community's Survival



Adopt a Property Standards Ordinance

- **Purpose and Intent (reasonable regulation of nuisances)**
- **Cost Recovery**
- **MuniCode.com**



Exemptions

Nuisance Vehicles

- Active Duty Armed Forces Members
- Licensed by the State as Antique, Classic, or Vintage Vehicles
- Where allowed by Zoning, such as for an Impound Yard

High Grass and Weeds

- Agricultural Areas where grass is allowed to be grown for Livestock or Other Commercial Purpose



Forms to Develop

- **Windshield Stickers for Nuisance/Abandoned Vehicles**
- **Inspection Checklist**
- **Letter Notifying Owner of Violation**
- **Lien Forms**



CITY OF
MONROE
LOUISIANA
MAYOR JAMES E. "JAMIE" MAYO

MONROE
PROUD

[HOME](#)

[GOVERNMENT](#)

[SERVICES](#)

[BUSINESS](#)

[COMMUNITY](#)

[CALENDAR](#)

Environmental Court

The Code Enforcement Division holds Environmental Court Hearings once a month at 9:00am at Monroe City Hall in the Council Chambers. These hearings will be held on all cases that do not meet compliance within the allotted time frame given by the Code Enforcement Office.

Planning and Zoning
397-6722
Permits and Inspections
Historic District Commission



Code Enforcement
323-2515
Overgrown property
Litter
Abandoned buildings

Who do I call?

Fire Department
397-0758
Non-emergency issues
Smoke detectors
Fire reports

Police Department
396-2722
Non-emergency issues
Loud Music
Neighborhood watch
Unleashed dogs
Animal cruelty

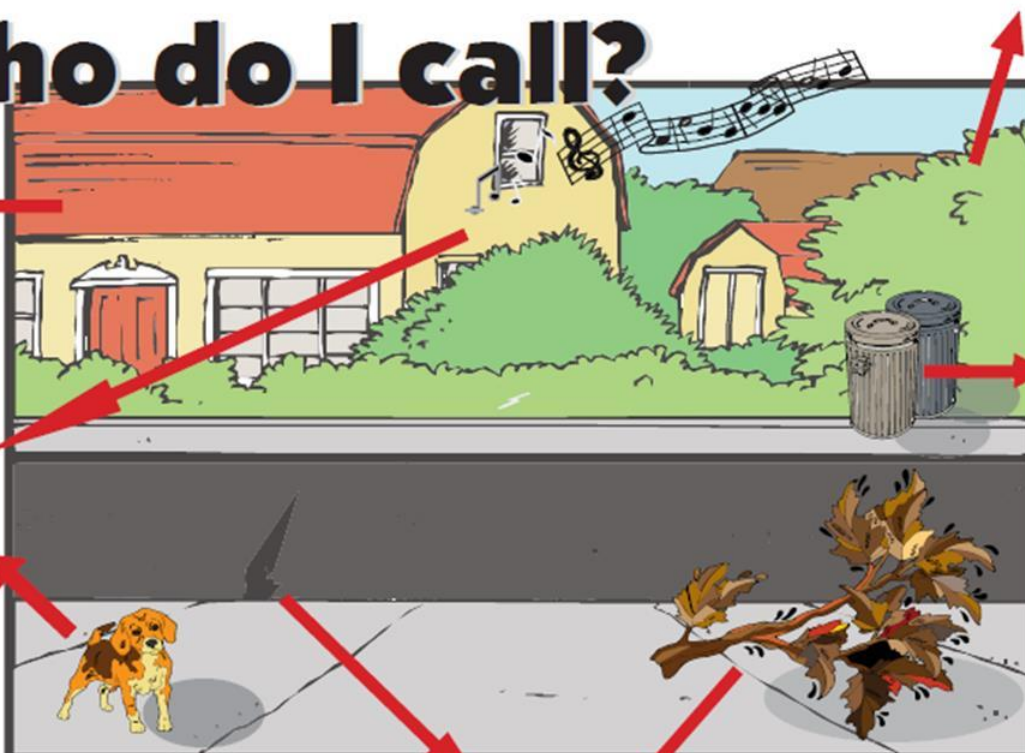
Utilities
397-6542
New water/garbage
Billing questions

Other Valuable Numbers

Entergy (electricity)
1-800-368-3749
Atmos Energy (gas)
1-888-286-6700

Public Works
325-0496
Limbs/Debris on streets
Broken sidewalks
Potholes
Missing or damaged street signage

For Emergencies
Dial 9-1-1





**REMEMBER:
BE FAIR
AND
CONSISTENT**



Neil Erwin Law

... A Limited Liability Company ...