



## International Property Maintenance Code Frequently Asked Questions

### If I am a Property Manager/Rental Property Owner:

- *Why is the city doing this?*

City Council wants to ensure residents live in safe conditions and protect Cleburne's growth and prosperity. To achieve this, the City Council is considering adopting international maintenance codes that will hold residential and commercial properties to modern standards.

Compared to other North Texas communities, the city of Cleburne has not had the same level of property maintenance codes. This has led to residents living in hazardous conditions or maintaining properties in ways that negatively impact the health and safety of neighbors and the values of nearby homes and businesses.

These changes introduce policies that many municipalities around the world already enforce and that many residents expect including the parking of vehicles in residential neighborhoods, noxious and invasive plants, and more. Other Texas cities that have adopted the IPMC include Burleson, McKinney, Coppell, Austin, and Waco. The City Council is also considering changes that provide the city more ways to monitor and respond to violations and creating a process to help residents meet code.

- *How does this impact me?*

The changes introduce a process to make sure properties meet the city's standards. The process begins with a complaint. The new ordinance does not include a rental housing registration fee or program. Complaints against a leased/let property may be filed by any party. A complaint triggers a code official inspection, which can lead to official violations.

A property with three or more violations in a 12-month period shall be deemed a Negligent Property and be enrolled in the new Negligent Property Program (NPP). Properties in the NPP pay a yearly \$100 registration fee. Properties in the NPP will be re-inspected for the correction of violations. The NPP period shall be a minimum of 24-months from the date the certificate of compliance has been issued, indicating all code violations have been abated.

- *What's the timeline?*

The City is planning a series of town hall meetings for the community this fall. City Council will then vote to adopt the IPMC and other code changes with possible implementation on Jan. 1, 2019.

- *Who can I contact if I have feedback or questions?*

Please contact our Code Compliance at [codequestions@cleburne.net](mailto:codequestions@cleburne.net) or by telephone at 817-645-0972.

- *Where can I review the IPMC and other code amendments?*

Visit [Clebune.net](http://Clebune.net) for more details.