International Property Maintenance Code Frequently Asked Questions

If I am a Tenant/Renter

- *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 affect me?*

The changes introduce protections to ensure safe and healthy housing available for tenants and renters. In addition, it will be criminal to maliciously vandalize a landlord's property and Code Compliance can issue a fine and citation.

- *What can I do if I am living on a property in the NPP or a property that has below standard conditions?*

Contact Cleburne Code Compliance at 817-645-0972 and make a formal complaint.

- *What are some of the more common changes?*

While the proposed changes address a variety of property maintenance, there are some items residents may not even realize are regulated.

New is the regulation of storage piles on a property. The new policy states outdoor storage piles in the backyard must be no greater than 6-feet high, 6-feet wide, 25-feet long and no closer than 3-feet to any fence, building, adjacent pile, property line. Additionally, the area underneath material shall be free and clear of debris or grass.

Another new policy aims to protect a driver's line of sight by regulating that shrubs shall be no taller than 3-feet and no tree limbs lower than 8-feet within 15-feet of a roadway.

The new amendments clarify regulations on parking in residential streets. Vehicles other than passenger vehicles and motorcycles are prohibited from being parked in residential neighborhoods. This ban includes trailers, semis, boats, RV's, campers, semis, and more unless loading or unloading. Prolonged parking of those vehicles on residential streets could damage the roadway, can make it difficult for emergency vehicles to navigate roads, and often times the large vehicles can cause sight obstructions in a residential neighborhood.

Residents will be prohibited from parking vehicles on unimproved surfaces such as grass and yard. Residents can use up to 25-percent of the front yard for parking as long as vehicles are on an improved surface such as concrete, asphalt, or pavers. Gravel may be used as long as there is a border to contain the material. The community believes parking vehicles on the yard is unsightly and adds to overcrowding of a residence.

Noxious and evasive plants will be prohibited because they can easily spread to neighbors' properties. Another vegetation change is that diseased and dead trees must be removed.

- *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 International Property Maintenance Codes 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 or by telephone at 817-645-0972.

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

Visit Cleburne.net for more details.