CITY OF ANNISTON

DIVISION OF BUILDING & SAFETY

HOW TO DECLARE A PROPERTY A PUBLIC NUISANCE

1 CONTACT CODE ENFORCEMENT FOR AN INVESTIGATION

- To begin, if you are concerned over whether a property is a **Public Nuisance**, you should contact our Code Enforcement Department at either of the following numbers:
  - ***256-283-9650*** (Tana Bryant, Code Enforcement Officer)
  - ***256-231-7650*** (Jeff Waldrep, Fire Marshall)
- Once you have contacted city officials & have expressed your concerns in regard to said property, Code Enforcement staff will **investigate** the property, as well as the situation surrounding it.

2 COURTESY LETTER SENT TO PROPERTY OWNER

- Next, if Code Enforcement's investigation resulted in sufficient reason to pursue a Public Nuisance, then our department will send a **Courtesy Letter** to the owner of said property.
- This letter will detail what said property owner needs to address in order to avoid having their property potentially declared a Public Nuisance.

3 CITY COUNCIL DECLARES PROPERTY A PUBLIC NUISANCE

- If the property owner in question does not correct the issues set forth in Code Enforcement's Courtesy Letter, said owner's property will be voted on by the Anniston City Council at its next available convening. Said vote will determine if that owner's property is in violation of the city's public nuisance ordinances.
- A **majority vote** of the council will officially declare said property a Public Nuisance.

4 PUBLIC HEARING DATE GIVEN TO PROPERTY OWNER

- Immediately following the Nuisance Declaration, Code Enforcement will send a **Public Hearing Notice** to the owner of record.
- Due to the 5 day requirement for certified notification of the date and time for the hearing, the next available council meeting will be **14 days**. At the public hearing, the owner will have the opportunity to address the council, whether asking for a bit more time or to state they have fully complied.
- Failure to come to the public hearing will result in the property being deemed to be **abated** by the city or its contractors.

Time Frame for Nuisance Declaration Process:

6 Weeks