



City of Toledo  
 Department of Neighborhoods  
 Division of Code Enforcement  
 One Government Center, Suite 1600  
 Toledo, Ohio 43604  
 419-245-1400

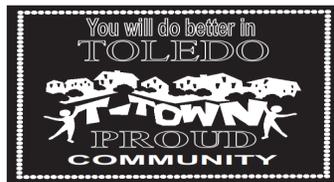
**REPORT ILLEGAL DUMPING**

WHEN YOU SEE DUMPING OF WASTE, TIRES, OR DEBRIS ON VACANT LOTS, AT ABANDONED HOMES OR IN THE STREETS, CALL 419 936-2020 OR USE See Click Fix.



**REPORT GRAFFITI**

WHEN YOU SEE IT REPORT IT! CALL 419 936-2020 OR USE See Click Fix. WE WILL ABATE IT AND WORK WITH TPD TO FIND THE CULPRIT.



**JOIN THE ANTI-BLIGHT MOVEMENT  
 BE SEEN KEEPING IT CLEAN**

**WHAT CAN RESIDENTS DO?**

- **Take pride in your neighborhood**
- **Know the city codes**
- **Keep your property violation-free and set an example**
- **Ask your neighbors to comply when you notice a violation.**
- **Report code violations using:**
  - **Call City Hall 419 936-2020**
  - **See Click Fix Application**

visit the city's website: [Toledo.oh.gov](http://Toledo.oh.gov)  
 for more information about the  
 See Click Fix Application.

**-PUBLIC NOTICE- NOTICE OF ASSESSMENT**

This notice is to all property owners, operators, agents or person in possession of control of any charge of land within the City of Toledo, Ohio of their responsibility to maintain their property free of noxious weeds, high grass, surface water, refuse, litter or nuisance conditions in accordance with Chapter 955 of the City of Toledo Municipal Code and that they shall keep grass cut to a height not in excess of eight inches (8"). They shall also keep the same free and clear from all noxious weeds and rank vegetation on such lots owned or controlled by said owners, operators, agents or persons in possession or control of said property to prevent such rank growth and/or the maturing or spreading of seeds or pollen there from. The same applies to any charge of land abutting upon a public right of way and on the unpaved portion of the right of way.

If full compliance is not made with this notice and the provision of Chapter 955 of the City of Toledo Municipal Code within (3) days after the date of this notice, then such grass, weeds, and other vegetation will be cut by or on behalf of the City of Toledo and the cost and expenses thereof, including any fines for violations will be assessed against the respective lots or lands. Violators will be prosecuted pursuant to applicable provisions of chapter 955 of the Toledo Municipal Code.

By order of the City of Toledo, Ohio, Paula Hicks-Hudson, Mayor, and as approved by Toledo City Council on June 5, 2012 by Ordinance #289-12. (Published in the Toledo Blade and two other newspapers of general circulation for two consecutive weeks in the Spring of each year)



**CODE COMPLIANCE  
 GUIDE**

**Working together to  
 improve our neighborhoods.**



The City of Toledo's Division of Code Enforcement is charged with ensuring that minimum property maintenance standards, established in the Toledo Municipal Code (TMC), are being upheld. We work to enhance the health, safety, and cleanliness of our neighborhoods. Which will result in increased property values and improved quality of life for our residents.

## COMMON CODE VIOLATIONS

### MINIMUM STANDARDS

All residential and commercial properties in the City of Toledo either occupied or vacant must meet minimum standards for property maintenance that are outlined in the Toledo Municipal Code (TMC). [To view the TMC visit Toledo.oh.gov/government/](http://Toledo.oh.gov/government/).

If these standards for safety and cleanliness are not met the owner will receive a notice of violation and be subject to an invoice for the clean-up of the violation and a fine.

### VACANT BUILDINGS

Any structure that has doors and windows that are not secured will be issued a notice of violation with an order to seal the structure. If the structure is not secured the city will board the structure and the owner will be billed for the cost. Also, vacant structures should be properly maintained which means the grass is cut and it's free of junk and debris.

Further, [pursuant to TMC 1767 Vacant Residential Building Registration any vacant properties located in the City of Toledo must be registered within 30 days after the structure first becomes vacant](#). The property owner must file a Vacant Residential Building Registration form with the Department of Neighborhoods and pay a \$200 yearly fee at time of filing.

### UNSAFE BUILDINGS

Buildings that are deemed unsafe or unfit for human occupancy are subject to Condemnation or an Order of Demolition. This would include structures that have no utilities or that are so deteriorated they are at risk of collapse or are a hazard to the community.



### TRASH OUT EARLY/ ILLEGAL SET OUTS

Trash shall be placed at pick-up point no sooner than 5 p.m. the day before collection day. It must be properly containerized. [Call 419-936-2020 Option 2 to schedule a bulk pick-up before placing bulk/brush to the curb](#) otherwise this is considered an illegal set out and the property owner can be charged for the clean-up and issued a \$75 fine.



### TRASH AND DEBRIS

Properties with trash and debris will be subject to an order to abate the nuisance. The owner then must remove the trash and debris within 72 hours or Code Enforcement will abate the nuisance and bill the owner for the cost and issue a **\$75 fine**.



### HIGH GRASS AND WEEDS

[Weeds and grass over 8 inches are a violation](#). Property owners and tenants are responsible for keeping lawns mowed to the edge of the street and should mow to the edge of the alley. If grass exceeds 8 inches in any of these areas, then the city can abate the nuisance immediately per Ordinance #289-12 ([see Public Notice on the Back of this brochure](#)).



### Dilapidated Fences

Fences must be maintained. If a fence is in disrepair, a permit may be required for replacement. The property owner should ensure that the fence is not creating a nuisance.



### PARKING ON THE GRASS

Vehicles, including boats and trailers, may not be parked on the grass. Any vehicle parked in the grass must be moved or a fine will be issued.

### PROPERTY GROUND MAINTENANCE

Keep the exterior portion of your property clear of storage of prohibited items (couches, TVs, recliners) except usable lawn, garden, pool or patio furniture or equipment, barbecues, toys, bicycles, or trash cans being used by the residents of the property. Remember to be respectful of your neighbors and keep these outdoor items neat and orderly.

### ABANDONED VEHICLES

Inoperable vehicles are not allowed on private property. Code Enforcement will place a [Warning of Public Nuisance Notice on the vehicle to notify the owner that the vehicle must be removed within 72 hours](#). Failure to do so will result in the vehicle being towed and the owner being charged the cost for removal and storage of the vehicle.

