

Be Informed

This brochure has been developed to explain some of St. Petersburg's housing and neighborhood standards. Our first priority is to help residents voluntarily comply with these standards. If you receive a violation notice, we recommend that you take positive action to resolve any violations. Also contact your Codes Investigator with any questions about violations and what must be done to correct them. The following additional brochures are available:



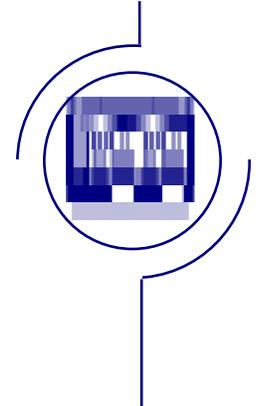
- Address Numbers
- Certificate of Inspection Program
- Commercial Equipment Parking
- Illegal or Abandoned Dwelling Units
- Junk, Rubbish, Outdoor Storage
- Legal Premises Agent for Out of Town Owners
- Inoperative Motor Vehicles
- Painting to Protect Your Home
- Parking in Residential Areas
- Rodent and Insect Control
- Maintenance of Buildings
- Visibility Triangle Requirements



Codes Compliance Assistance
Municipal Services Center Building—3rd Floor
One 4th Street North
St. Petersburg, FL 33701
Phone: 727-893-7373
Fax: 727-893-5558
Visit us on the Web at www.stpete.org/codes.htm

Unsafe or Unfit Structures

Codes
Compliance Assistance
A Neighborhood Service



Unsafe / Unfit Structures

The City Code requires that unfit or unsafe structures be repaired or demolished. Properties must be kept in a safe, sanitary and structurally sound condition.



Safety of occupants, neighboring residents, and children is an important consideration. If not properly maintained or secured, properties can become infested with a variety of pests, can be a haven for criminal activity and may attract neighborhood children to play in and around dangerous conditions.

A dwelling or structure may be classified as unfit or unsafe if it is:

Fire Damaged

Unsanitary

Deteriorated

Vacant/Unsecured

Improperly Designed

Termite Infested

A Nuisance to the Public

If a structure has been determined to be unfit or unsafe, the property owner will be sent a notice of the violation.

This notice may call for:

- Occupants to be moved out;
- The structure to be secured to prevent access by unauthorized persons or neighborhood children;
- The structure to be promptly repaired, demolished or removed.

Securing Structures

Owners are responsible for securing doors, windows and other openings on vacant structures to insure that they cannot be readily opened. Often, openings must be boarded to prevent break-ins.



Security boards must be made of exterior grade plywood and must be painted in a neutral color that blends inconspicuously with the exterior of the structure.

If an owner does not secure a vacant structure, the City can arrange to board all openings. However, this cost will be billed to the property owner and if unpaid, will become a lien against the property.

Once notice has been issued, if owners fail to secure or demolish within a reasonable time, the City can condemn and demolish an unfit/unsafe structure.

Costs of condemnation are billed to the property owner and become a lien against the property.

Owners may appeal condemnation orders. Through the appeal process, some owners have an opportunity to repair instead of demolish.

