



# INSPECTIONS AND PUBLIC SERVICE

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## INSPECTIONS & PUBLIC SERVICE

Avoid Common Violations

<p><b>Phone</b></p>  <p>Call 3-1-1</p>	<p><b>E-mail</b></p>  <p>E-mail 311@houstontx.gov</p>	<p><b>App</b></p>  <p>Search "Houston 311"</p>	<p><b>Report Neighborhood Violations to Houston 3-1-1!</b></p>
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### OVERGROWN LOTS

Overgrown weeds, shrubs, grass, and vegetation are fire and safety hazards. The property owner/occupant is responsible for maintaining weeds and grass at 9 inches or less and brush and shrubbery at 7 feet or less.

**Fines:**

- 1st Offense: \$50 – \$1,000
- 2nd Offense: \$100 – \$1,500
- 3rd Offense: \$200 – \$2,000

**To avoid fines:** Remove any weeds and shrubbery in excess of the legal limit. Also, remove any trash or rubbish accumulating on the property.

### DANGEROUS BUILDINGS

Windows, doors and other openings on vacant buildings and structures must be kept locked and covered to prevent unauthorized entry. A property owner may be required to board up a building/structure if it becomes vacant and is not secured. Storage sheds and garages must also be secured.

**Fines:** \$200 – \$2,000

## IPS LINKS

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## ACTION CENTER

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## COMMONLY USED FORMS

The forms below are in .pdf:

**To avoid fines:** Close and secure all windows, doors and other openings on vacant buildings and structures. Purchase a permit to repair or secure the building.

#### **PERMITTING CONDITIONS THAT MAY ATTRACT RATS**

A property owner/occupant may not accumulate lumber, boxes, barrels or similar materials that may be used as a harborage for rats. Control of rat infestations is the responsibility of the occupant/owner.

**Fines:** \$100 – \$2,000

**To avoid fines:** Remove garbage, rubbish, lumber, barrels or other materials that may be used to harbor rats or other rodents. For commercial property, all material stored on the lot must be 18 inches above the lot surface with a clear space underneath to prevent harborage of rats or rodents.

#### **STAGNANT WATER**

Accumulation or collection of stagnant water may become a breeding place for mosquitoes and presents a health and safety risk.

**Fines:**

1st Offense: \$50 – \$1,000

2nd Offense: \$100 – \$1,500

3rd Offense: \$200 – \$2,000

**To avoid fines:** Eliminate any holes in the ground or remove containers, including tires that collect water and may promote mosquito breeding.

#### **GARBAGE, RUBBISH, AND TRASH**

It is the owner/occupant's responsibility to keep the property free from any garbage, trash or rubbish. Junk, trash, litter and rubbish cannot be deposited or allowed to accumulate on the lot or street. It is a violation to place heavy trash or any oversized items on the curb line prior to the Friday before the scheduled collection date.

**Fines:**

1st Offense: \$50 – \$1,000

2nd Offense: \$100 – \$1,500

3rd Offense: \$200 – \$2,000

**To avoid fines:** Remove all refuse and place it in an approved container. Dispose of all garbage according to [Solid Waste Department guidelines and pick up schedules](#). Call 3-1-1 for pick up schedule and guidelines.

#### **OPEN EXCAVATION**

Unprotected holes, excavations, and sharp protrusions from the ground pose health and safety risks.

**Fines:** \$250 – \$2,000

**To avoid fines:** Fence or fill in open holes with approved fill material such as sand or dirt. Securely seal or plug unused water wells and remove or fill unused septic tanks.

#### **DISCHARGING RAW SEWAGE**

It is the property owner/occupant's responsibility to provide and maintain, in good condition, connections that discharge sewage from the building to the public sewer systems or an approved septic system.

**Fines:** \$200 – \$2,000

**To avoid fines:** Correct any conditions that have created the discharge, whether it is on private property or on a public right-of-way, and sanitize the spill area.

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[Certificate of Compliance Applicator](#)

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[Release of Hearing Documents Appli](#)

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[Request a Lien Payoff](#)

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[Request to Reconsider a BSC Hearing](#)

## JUNK MOTOR VEHICLES

A junk motor vehicle is any vehicle, visible from a public place or public right-of-way, that is:

- wrecked, dismantled, discarded, or
- is inoperable and remains inoperable for a continuous period of more than 30 days on private property, and
- displays an expired license plate or does not display a license plate.

Any such vehicle must be screened by completely enclosing the vehicle in a building. Car covers, tarps, bamboo shades and other types of materials are not acceptable screening.

**Fines:** \$200 – \$2,000

**To avoid fines:** Remove, repair, or properly store any such vehicle that cannot move under its own power, or is wrecked, dismantled, discarded, or remains continuously inoperable for 30 days.

## OPEN AND VISIBLE STORAGE MATERIALS

Property owners must not store materials out in the open. These materials include dead trees, tires, refuse, glass, building materials, appliances, inoperable boats, and junk vehicles. Junk, trash, litter and rubbish cannot be deposited or allowed to accumulate on a lot street. This includes junked auto parts, appliances, furniture, building materials, tires, discarded paper, tree trimmings, cardboard, plastics, fallen tree limbs and other offensive or objectionable materials.

## TIRES

**Fines:** \$250 – \$2,000

**To avoid fines:** removed or properly store any tires.

## BOATS / TRAILERS

**Fines:** \$200 – \$2,000

**To avoid fines:** Remove any rubbish or garbage from the boat or trailer. Elevate the boat or trailer at least 6 inches from the lot surface. The boat must be stored so that water cannot accumulate in the boat. If the boat is on a trailer, the trailer must be operable.

## APPLIANCES

**Fines:** \$200 – \$2,000

**To avoid fines:** Remove and properly dispose of inoperable refrigerators, freezers, air conditioning units, and other appliances.

## DEAD TREES

**Fines:** \$200 – \$2,000

**To avoid fines:** Remove and properly dispose of dead trees and tree limbs.

## BROKEN FENCES AND OTHER STRUCTURES

It is the property owner/occupant's responsibility to keep all fences and accessory structures, including detached garages and sheds, in structurally sound condition and in good repair.

**Fines:** \$200 – \$2,000

**To avoid fines:** Repair the fence or accessory structure and keep it in good repair.

## BANDIT SIGNS

**Fines:** \$300 – \$500

**To avoid fines:** Do not place signs on city property and right of way. Bandit signs typically consist of political, real estate and garage sale signs illegally placed on city property and right of way, including public buildings, structures and streets.

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