

Abandoned Manufactured Homes

Findings

Code Enforcement Officer will investigate and determine if a manufactured home shall be deemed to be an abandoned manufactured home. For the purposes of Article 5 in the following circumstances: any manufactured home that is either vacant or in need of extensive repair; and an unreasonable danger to public health, safety, welfare or the environment.



Notice

The Town shall notify the responsible party and the land owner for each identified abandoned manufactured home in writing and shall be sent to the person in the form of certified mail or hand delivered in person.

Hearing

The owner or any party in interest shall have the right to file an answer to the complaint and to appear and give testimony at the place and time fixed in the complaint. Any person desiring to do so may attend the hearing and give evidence relevant to the matter being heard. The rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the official.



Code Enforcement Officer Issues Order Code

The owner or responsible party shall be given 60 days from receipt of the written notice to dispose of the abandoned manufactured home in a legal manner.



Owner Appeal

Owner appeals within 10 days following the issuance of the order.



Abatement of the nuisance will be postpone until the final determination for the appeal is made by the BOA.



If denied, time period is resumed and follow Removal Steps.



Removal by city

If the owner or responsible party fails to comply with this order, the town shall take any action it deems reasonably necessary to dispose of the abandoned manufactured home, including entering the property where the abandoned manufactured home is located and arranging to have the home deconstructed and disposed of in a manner consistent with the Town's garbage collection and disposal provisions.



Cost of Abatement

Cost incurred in removing or otherwise remedying a public nuisance shall be charged to the owner, with instructions that such charges are due and payable within 30 days from the receipt thereof.



Cost Declared Lien

If not paid within 30 days charges shall become a lien upon the land or premises where the public nuisance existed and shall be collected as unpaid taxes.

Owner pays charges within proposed time