Fees, Reviews, Appeals and Waiver Information

Fees

Housing: If all Fire Life Safety, Health and Sanitation violations **are not** corrected, inspected, and approved by the Housing Inspector within thirty (30) days of the mailing date of the first violation letter, a lien may be placed against the property. If all other violations **are not** corrected, inspected and approved by the Housing Inspector within sixty (60) days of the mailing date of the first violation letter, a lien may be placed against the property. The monthly fee is based on the number of units on the property and the number of units in violation.

1 - 2 Units	3 - 10 Units	11 - 19 Units	20 or more Units	Non-Residential
$200.00	$300.00	$400.00	$500.00	$500.00

An additional auditior charge of 10% will be added to the above amounts. The monthly fees will double for any property that remains in violation for three (3) months or more from initial compliance date.

Re-occupation: A **$550.00** fine will be assessed against the property per month until the case is closed if the vacant building/unit becomes re-occupied before all corrections have been corrected, inspected, and approved by the City Housing Inspector.

Hearings: A **$280.00 fine** will be assessed if the City files a complaint with the Code Hearings Officer regarding the continued existence of violations on the property.

Reviews

As the property owner, you may appeal the following notices:

- **Do Violations Exist?** Any property owner or authorized agent may request an Administrative Review to contest some or all of the violations found at the property within 15 days of the posting notice or within 15 days of the first violation notice (Housing, Nuisance or Disabled Vehicle).

  Any property owner or authorized agent may also contest any additional violations cited at the property; the request must be received within 15 days of the date of the notice (Housing only) citing those additional violations.

- **Nuisance Work Order Inspection Fee or Tow Warrant Inspection Fee.** The request must be received within 15 days of the date of the Notice of Nuisance Charges or Notice of Disabled Vehicle Charges letters. Please note the enforcement of the Nuisance or Disabled Vehicle conditions will continue during the review process.

- **Nuisance Abatement Charges or Notice of Disabled Vehicle Charges letters.** The request must be received within 15 days of the date of the Notice of Nuisance Charges or Notice of Disabled Vehicle Charges letters.

Appeals

As the property owner, you may appeal the determination of the above listed Administrative Review(s) by notifying our office within ten (10) business days of the date of the determination. Code enforcement fees and additional auditor charges will continue to accrue during the Appeal process.

Mail requests to: Bureau of Development Services
Neighborhood Inspections - Review/Appeal Desk
1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201

Fax requests to: 503-823-7961

See Code Enforcement Fee Waiver information on reverse

Code Enforcement Fee Waivers

A waiver provides for temporary suspension of code enforcement fees assessed against a property. Waivers are available on a limited basis. Call 503-823-0891 for more information or to request an application.

Income-Based Waiver

Upon approval of this waiver, monthly code enforcement fees may be suspended for (twelve) 12 months. The following requirements must all be met before the waiver may be granted:

1. All cited fire, life, and safety violations must be corrected, inspected, and approved by the Housing Inspector; or the property is vacant with no significant exterior fire, life, and safety violations; and
2. The property is clear of any other code violation administered by Neighborhood Inspections; and
3. The housing case is currently open; and
4. The dwelling is a one or two family residence; and
5. The property owner(s) must meet the income requirements by providing required documentation;
6. The property is owner-occupied or vacant.

Residential Renovation Waiver

Upon approval of this waiver, monthly code enforcement fees may be suspended for six (6) months. These requirements must all be met before the waiver may be granted:

1. All cited fire, life, and safety violations must be corrected, inspected, and approved by the Housing Inspector; or the property is vacant with no significant exterior fire, life, and safety violations; and
2. The property is clear of any other code violations administered by Neighborhood Inspections; and
3. The housing case is currently open; and
4. The building is attached to a permanent foundation or has an issued and active permit for foundation work; and
5. Paid and issued building permit fees of at least
   A. $500 or a project value of $15,000 for one and two family dwellings; or
   B. $1,000 or a project value of $30,0000 for properties with 3-10 units; or
   C. $1,500 or project value of $45,000; for properties with 11-19 units; or
   D. $2,000 or project value of $60,000; for properties with 20+ units
6. A submitted work plan that demonstrates a project valuation of non-permit work to be done (or a combination of permit and non-permit work that demonstrates the required valuation as listed above) to rehabilitate the property.
7. A completed waiver application must be received in addition to the above listed requirements before a waiver can be considered.

Please note: If permits are required, they must be paid for and issued before the waiver will be granted.

Exterior Paint and Roof Waiver

Upon approval of this waiver, monthly Code Enforcement Fees may be suspended for nine (9) months from the date the waiver application is received and approved. The following requirements must be met before the waiver may be granted:

1. The property is a residential 1-2 family dwelling (single family dwellings and duplexes)
2. All property maintenance violations with the exception of exterior paint and roof work, must be corrected, inspected, and approved by the Housing Inspector; and
3. The property is clear of any other code violation administered by Neighborhood Inspections; and
4. The housing case is currently open.

New Owner Grace Period

Upon approval of this waiver, code enforcement fees may be suspended for one (1) month.
The following requirements must all be met before the waiver may be granted:

1. The new owner acquired the property with pre-existing housing violations of Title 29; and
2. The case is referred to Neighborhood Inspections by the Auditor's Office after the existing liens have been satisfied or paid current and the Auditor's Office has notified Neighborhood Inspections of a new owner, and
3. The case is currently open.

Warehouse, Active Permit, Get Legal, and Demolition Waivers

Call the Waiver Desk at 503-823-0891 for more information.

All information is subject to change.