

CODE ENFORCEMENT PROCESS

I just reported a code violation. What happens next?

When code violations are reported, such as a neighbor's overgrown yard or a dilapidated building, the City of Broken Arrow follows a step-by-step process to ensure the property is brought up to code.

The following general timelines will give citizens an idea of what to expect after common code violations are reported.

TALL GRASS/WEEDS TIMELINE

Complaint received.

Courtesy letter mailed to property owner.

WARNING: 7 DAYS

Owner has 7 days to correct the problem.

Complainant is called to determine if problem was corrected. If corrected, case is closed.

ABATEMENT: 10 DAYS

If problem is not addressed, Notice to Abate a Nuisance is posted on property.

Owner has 10 days to comply.

If owner does not comply, the City or a contractor will mow property. The owner is responsible for paying all expenses related to the abatement, which can get very costly.

If the bill is not paid, a lien will be filed against the property.

DILAPIDATED BUILDING TIMELINE

Complaint received.

Code Enforcement Officer investigates. Contacts owner.

WARNING: 20-30 DAYS

Owner has 20-30 days to correct the problem, or schedule a reasonable time frame for repairs.

Code Enforcement Officer rechecks the property.

ABATEMENT: 30 DAYS

If problem is not addressed, Notice is posted to conduct a Public Hearing for Nuisance Abatement.

If the owner appears at the hearing, many times the hearing officer directs the owner to work with staff to repair or demolish the structure(s).

Otherwise, the hearing officer declares the property a public nuisance when conditions are unsafe, signs an Order to Abate and gives the owner 30 days to comply. A Notice of Dilapidation and Lien is filed in the county of record and a copy of the Order to Abate is posted onto the property, along with a condemnation placard prohibiting occupancy.

DEMOLITION: 30-60 DAYS

A District Court order is obtained for demolition. A work order is issued and utility companies are notified.

After the structure is demolished, the lien against the property is updated with the cost of demolition.



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