

## Other Codes

The Neighborhood Enhancement Division also enforces the City's Zoning Code, which regulates land uses, home occupations and building height and location, and the Rental Housing Code, which requires that residential rental properties meet certain standards to prevent deteriorated or slum-like conditions. The Police Department is responsible for enforcing ordinances regulating traffic, parking, and disruptive behavior, as well as criminal behavior.

## You don't have to move to live in a better neighborhood!

If you or your neighbor has any of the conditions listed in this pamphlet, please take some time to eliminate any possible code violations. Fix up your own property or work with your neighbors or your neighborhood association to help others maintain their property. The City's Code Enforcement staff is available to help you and your neighbors make your property and your neighborhood a reflection of pride in our community.

## Directory

In order to better serve you, please ensure your complaint is directed to the correct department.

Complaints are taken for properties located within the city of Tempe only.

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Rental Code Violations  
(littered yards, deteriorated landscaping, lawn parking, junk or unregistered vehicles on private property, swimming pool gates, etc.)

Neighborhood Enhancement 480/350-8372

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Rental Housing Code Violations  
(no heat/AC, water leaks, infestations, deteriorated landscaping, etc.)

Neighborhood Enhancement 480/350-8372

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Building Code Violations  
(construction without permits, unsafe structure)

Development Services 480/350-8341

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Commercial Code Violations  
(business/industrial properties that have zoning ordinance violations, such as illegal signage and dead or missing landscaping)

Development Services 480/350-8341

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Loud Parties, Abandoned, junk or unregistered vehicles on the street

Tempe Police Department 480/350-8311

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Garbage receptacle violations

Sanitation 480/350-8265

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Alleys

Streets 480/350-8229

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Graffiti Hotline 480/350-8384

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Landlord-tenant issues  
(disputes over the amount of rent, eviction, security deposits, etc.)

Landlord-tenant hotline 602/2563517

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Mosquitoes

Maricopa County Environmental Services 602/06-6616

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Stray animals

Maricopa County Animal Care and Control 602/506-7387

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# Tempe Nuisance & Property Enhancement Code

Development  
Services  
Neighborhood  
Enhancement



## Why code enforcement?

To help reverse the process of neighborhood deterioration and enhance the quality of life in our city, Tempe has enacted codes that specifically prohibit unsightly or hazardous conditions. The following information summarizes many of the codes that have been enacted to preserve neighborhood integrity. For more detailed information on any of these codes, please call the Neighborhood Enhancement Division at 480-350-8372.

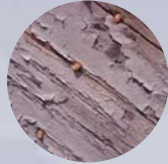
## Code Summary

The Nuisance and Property Enhancement Ordinance was created to help eliminate neighborhood blight or unsafe conditions and is enforced by the Neighborhood Enhancement Division. Major prohibitions of this code include:

- Storage of inoperable or unlicensed vehicles including vehicles with flat tires, or on jacks or blocks, in uncovered areas and visible from public view.
- In carports, the storage of inoperable vehicles that are substantially incomplete, have flat tires or are on jacks or blocks.
- Parking of any vehicle on the front yard, unless parked on an improved area having a surface of asphalt, concrete, rock, or gravel, kept free of vegetation and with a permanent border.
- Litter, accumulations of junk, rubbish or other materials, including junk and debris in carports.



- Obstruction of streets or sidewalks by trees, shrubs, or other objects.
- Grass and weeds taller than 12 inches, dead trees, bushes or shrubs, and deteriorated landscaping.
- Unsecured buildings that are abandoned, damaged, or incomplete.



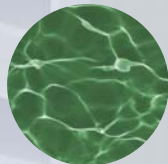
- Dead or dry palm fronds descending more than eight feet below the base of the lowest living frond, or dry fronds longer than five feet and closer than eight feet to the ground.



- Walls or fences with numerous missing boards or blocks, or in a condition of disrepair.
- Pool gates that are not self-closing or self-latching or inadequate fencing around swimming pools.
- Swimming pools or spas with stagnant or green water.
- Commercial vehicles with larger than a one ton capacity or in excess of 21 feet in length, kept in a residential area.



- Dwelling units that have chipped or peeling paint or deteriorated roofs.
- Barking dogs or excessive animal waste in a yard.
- Garage sales that are conducted in excess of five days in any six-month period.



- Noise emissions from point sources, such as loud air conditioners or business activities. The Police Department responds to noise from parties, vehicles or behavior that disturbs the peace.

## How are codes enforced?

The goal of the city is to encourage both owners and tenants to voluntarily eliminate any violations that may exist so Tempe stays a city we can be proud to live in. If a code violation exists, the property owner, tenant or responsible party is given a warning and granted a specified period of time to bring the property into compliance. In most cases the initial warning causes the person (who may not have been aware of the code requirements) to comply with city codes. Failure to comply or repeated violations will result in legal recourse such as issuance of a civil citation, criminal charges or abatement (removal of the violation by a city contractor and recovering of the expenses by lien) of the violation.

## How do I file a complaint?

Persons wishing to speak with a staff person may contact the Neighborhood Enhancement Division (480-350-8372) between the hours of 8 a.m. and 5 p.m., Monday through Friday. Messages may also be left at this telephone number 24 hours a day, seven days a week. If leaving a message, please include the complete address of the property involved and a detailed description of the code violation. If you would like a return telephone call please indicate this and include your name and daytime telephone number. Complainants need not identify themselves, although if you would like an inspector to contact you regarding the status of an investigation your name and daytime telephone number are necessary. Complaints are also taken via the internet by connecting to [www.tempe.gov/codee](http://www.tempe.gov/codee) and following the directions on this web site.