

Other codes

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

Improve your neighborhood!

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



Filing a complaint

To file a complaint or for more information: www.tempe.gov/code
480-350-4311

Directory

Tempe311

480-350-4311

- Nuisance Code violations (littered yards, deteriorated landscaping, lawn parking, junk or unregistered vehicles on private property, swimming pool gates, etc.)
- Rental Housing Code violations (no heat/AC, water leaks, infestations, deteriorated landscaping, etc.)
- Commercial Code violations (business/industrial properties that have zoning ordinance violations, such as illegal signage and dead or missing landscaping)
- Trash/recycling container and alley violations (illegal dumping, rummaging through trash/recycling containers)
- Graffiti

Building Safety

480-350-4311

- Building Code violations (construction without permits, unsafe structure)

Tempe Police Department

480-350-8311

- Non-emergency police issues (loud parties, abandoned/junk/unregistered vehicles on street)

Landlord-tenant hotline

602-256-3517 x3

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

Maricopa County Environmental Services

602-506-6616

- Mosquitoes

Maricopa County Animal Care & Control

602-506-7387

- Stray animals



Tempe Nuisance and Property Enhancement Code



Code Compliance



Why code enforcement?

To help reverse the process of neighborhood deterioration and enhance the quality of life in our city, Tempe enacted codes that specifically prohibit unsightly or hazardous conditions. This brochure summarizes many of the codes that help preserve neighborhood integrity. For more detailed information, visit www.tempe.gov/code or call 480-350-4311.



Code Summary

The Nuisance & Property Enhancement Ordinance, which is enforced by Tempe's Code Compliance Division, was created to help eliminate neighborhood blight and unsafe conditions.

The code prohibits:

- Storage of inoperable or unlicensed vehicles, including vehicles with flat tires, or on jacks/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 any vehicle on front yard, unless parked adjoining to existing driveway on an improved area with an asphalt, concrete, rock or gravel surface, kept free of vegetation and with a permanent border.
- Litter, accumulations of junk, rubbish or other materials, including junk and debris in carports.
- Trees, shrubs or other objects obstructing streets or sidewalks.
- Grass and weeds taller than 12 inches; dead trees, bushes or shrubs; and deteriorated landscaping.
- 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.
- Unsecured buildings that are abandoned, damaged or incomplete.
- Walls or fences with numerous missing boards or blocks, or in a condition of disrepair.
- Pool gates that aren't self-closing or self-latching; inadequate fencing around swimming pools. Swimming pools or spas with stagnant or green water.
- Commercial vehicles larger than one-ton capacity or in excess of 21 feet in length kept in a residential area.
- Dwelling units with chipped or peeling paint or deteriorated roofs.
- Barking dogs or excessive animal waste in yard.

- Garage sales 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 Tempe Police Department responds to noise from parties, vehicles or behavior that disturbs the peace.



How are codes enforced?

The city's goal is to encourage both owners and tenants to voluntarily eliminate any violations that may exist so Tempe remains 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 expenses by lien to property) of the violation.