The Code Enforcement Process

The Bureau of Code Compliance process is a system for constituents to file complaints regarding violations of the Atlanta Housing Code, the Graffiti Ordinance, and/or the Commercial Maintenance and Industrial Code.

Complaints can be filed via email/web, phone, fax, or area inspection. Once the complaint is received, the following steps occur:

1. The complaint is entered, printed, and assigned to an inspector.
2. The inspector then inspects the property thoroughly for the violations reported, as well as any other violations seen. If the owner is present, the notice of non compliance is hand delivered at that time. If the property is open and vacant or unfit for human habitation, an automatic criminal citation is issued, and the court process begins.
3. Owner research is conducted and a notice of non-compliance is typed and mailed to that owner.
4. Upon receipt of the notice, the owner will have a certain number of days to comply.
5. For follow-up, the property is re-inspected, or the owner is given an extension.
6. If the property is in compliance, the process is finished. If the property is not in compliance, a citation is issued; or if a citation was issued due to a property being open and vacant or uninhabitable, the case is prepared for court.
7. If after owner research is conducted and we are unable to locate a responsible party; or we have gone through the court process and the property is open and vacant; or the property is more than 50% deteriorated, then the In-Rem process is conducted against the property. (Click *here* for an explanation of the In-Rem process.)

Examples of Code Violations:

1. Mold/Mildew
Open/Vacant
Excessive Trash/Rubbish

2. Excessive Rubbish
(Fire Hazard)
Open/Vacant

3. Junk Vehicle due to
Tires being off/ Inoperable

4. Excessive Rubbish/
Trash; Open/Vacant

5. Severe Overgrowth.

6. Open/Vacant
Excessive Overgrowth
Flaking/Peeling Paint

7. Exterior Walls in
Bad State of Repair

8. Defective Plumbing
Exposed Wiring/Fixture