



City of Fort Pierce

Community Response Divisions Code Enforcement & Animal Control

Protecting the health, safety and welfare of our community

Margaret M. Arraiz, Code Compliance Manager

TO: Robert Bradshaw, City Manager
FROM: Peggy Arraiz, Code Compliance Manager
RE: Code Enforcement Lien Caps
DATE: September 24, 2015

As requested, I have contacted our neighboring jurisdictions to ascertain if they place a cap on their fines / liens.

Saint Lucie County -

- Their fines are capped at \$5,000 for residential properties and \$10,000 for commercial properties.
- The cap amount has varied over time and based upon the economy.
- This is an unwritten policy.
- They still receive and process reduction requests.

Port St. Lucie -

- They issue fines at \$25 per violation for 100 days.
 - Ex - if found in violation of a single violation the fine is $\$25 \times 100 = \2500 ; if found in violation of four violations, the fine is $\$25 \times 4 = \$100 \times 100 = \$10,000$.
- This is an unwritten policy.
- They still receive and process reductions requests. They have a \$350 application fee for processing the reduction request.

Okeechobee County -

- They do not cap their fines.
- They follow the same procedures regarding fines / liens / reduction requests that we currently follow.

City of Okeechobee -

- They do not cap their fines.
- They follow the same procedures regarding fines / liens / reduction requests that we currently follow.

Vero Beach -

- Did not respond to my request.

Stuart -

- Did not respond to my request.

DISCUSSION ITEMS:

- Does the City Commission wish to impose a cap on fines and liens?
- What is a reasonable amount that can be imposed but is still enough to encourage compliance?
- What, if any, criteria should it be based on?
 - Value of the property
 - Type of property (residential / commercial / multi-unit)
 - Owner occupied / tenant occupied
 - Number and/or severity of the violations
 - A flat rate
- Will the Commission still accept reduction requests for fines that are capped?
- Does the Commission wish to put this policy in writing in our Code Enforcement Board / Special Magistrate Rules & Regulations?