

COMMON QUESTIONS

HOW DOES CODE ENFORCEMENT WORK?

- Enforcement is initiated through complaints or through violations discovered by the Township.
- If a violation exists, a notice is issued to the property owner requesting compliance within a short, but reasonable, period of time.
- A follow-up inspection will be conducted to ensure compliance.

HOW DO I MAKE A COMPLAINT?

- Contact the Code Enforcement Office at 517-694-8281 or via the Township website.
- You are not required to leave your personal information.
- Refrain from making complaints based on personal disputes.
- Supply the Township with the address and the nature of the violation.
- Your complaint will be investigated and enforcement action, if necessary, will be taken.

WHY AM I BEING CITED OR SINGLED OUT?

- Enforcement is an ongoing process and no one is exempt from complying with Township Codes.
- The process of addressing all violations can be expedited by working to quickly eliminate the violation.
- Every resident is treated fairly and is given every reasonable opportunity to correct a violation.

WHAT HAPPENS IF I DON'T COMPLY?

Every opportunity will be afforded to allow for correction of the violation. However, if compliance is not met one of the following may occur:

- A civil infraction fine may be issued.
- The Township may take action to remedy the violation. The cost of the remedy would be placed as a lien on the property taxes.
- Injunctive relief may be sought from the court.

WHAT CAN I DO TO HELP?

- Maintaining your own property is the first line of defense. This will encourage others to maintain theirs as well.
- Get involved with neighborhood groups and associations.
- Share this information with neighbors. They may not be aware that they are in violation.
- Call the Community Development Department if a violation persists in your area.

RENTAL REGISTRATION & INSPECTION

The Rental Registration and Inspection Program helps the Township maintain a safe and healthy rental housing stock. It also protects the Township's aging housing stock, and prevents the deterioration of surrounding properties and neighborhoods.

- All rented or leased dwellings must be registered and inspected prior to tenant occupancy.
- A rental registration fee is required to be paid upon registration and every two years thereafter.
- Only units which are leased or rented are inspected.
- Inspections are conducted approximately once every two years.
- Notices are sent to the owner at least thirty days prior to the inspection stipulating the date/time.
- A Rental Inspection Report will be issued to the owner with a list of required corrections.
- Follow-up inspections will be conducted to ensure compliance.
- Failure to register residential rental property constitutes a civil infraction and can result in fines and further prosecution.



For more information & Rental Property Registration forms go to www.delhitownshipmi.gov

RENTAL PROPERTY FEES

Registration Fee	\$110 per parcel
Plans Unit Fee	\$110 per unit
1st Re-Inspection Fee	\$11 per unit
2nd Re-Inspection Fee	\$110 per unit
3rd Re-Inspection Fee	\$220 per unit
4th Re-Inspection Fee	\$550 per unit
Unregistered Rental Investigation Fee	\$250 per unit
Tax Lien Processing Fee	\$110 per parcel
Administrative Service Fee	\$55 per parcel
Origination Registration Fee*	\$550 per parcel

**Due if property has not previously been a registered rental.*



Delhi Charter Township

ORDINANCE COMPLIANCE & CODE ENFORCEMENT

Your guide to property code violations, answers to commonly asked questions, and information on your rights and responsibilities as a property owner or resident



Department of Community Development
517-694-8281

VEHICLES

Vehicles which violate ordinances the deteriorate the aesthetic value of properties and pose a health nearby and safety threat.

- All cars, trucks, trailers, motorcycles, and motor homes must be fully operable for roadway use and have proper license and tabs.
- Parking on yards and grassy surfaces is prohibited.
- Campers or trailers may only be used as living quarters in approved campground areas.
- Campers, trailers and the like shall not be parked or stored within the front yard setback area for more than 48 hours in a 7-day consecutive period.
- Complaints regarding vehicles, trailers or RV's parked within the road or road right-of-way must be directed to the Ingham County Sheriff's Department Delhi Division at 517-694-0045

TRASH, JUNK & DEBRIS

Junk items are not only unsightly, but also foster pests and contribute to the general deterioration of the property.

- All trash, bags of trash, junk, and debris must be kept in an enclosed container and be properly disposed of.
- Common junk items include, but are not limited to: interior furniture, appliances, vehicle parts, scrap metal, construction debris, yard debris, and scrap building materials.
- Refuse and containers should be placed curbside no sooner than 12 hours prior to normal pickup.

TALL GRASS & WEEDS

Excessive grass and weeds are unsightly, unsafe to the surrounding public and provide a home for pests.

- All grass and weeds must be maintained below a height of 8 inches.
- Those properties which are not maintained will be serviced by the Township at the owner's expense.

BUILDING MAINTENANCE

The following are a few common housing code violations which can be avoided by routine maintenance:

- Broken and/or unopenable windows
- Peeling, flaking paint on exterior surfaces

- Unkempt or dilapidated sheds and garages
- Every dwelling and primary building must contain clearly visible address numbers.
- Temporary structures including those utilizing tarps, canvas, plastic or other unapproved materials are prohibited.
- Missing or damaged handrails & guards
- Faulty or deficient roofing materials

SIGNS

The Township sign ordinance is intended to enhance the aesthetics of the community; prevent blight; Ensure equality in regulatory treatment; and otherwise protect the public health, safety, peace and general welfare.

- All temporary/portable business-related signs are prohibited with the exception of grand opening signs, which are allowed with a permit.
- Temporary handbills on utility poles (*with the exception of garage/yard sales*) are prohibited.
- Off-premise real estate signs are prohibited.
- Temporary political signs must be removed within 30-days after the election.

SIDEWALK MAINTENANCES

It is the responsibility of every property owner to maintain the sidewalks adjacent to their property and remove any snow and ice obstructions

- It is unlawful to obstruct or block a public sidewalk.
- Snow and ice must be removed from sidewalks within 24 hours after the snowfall.
- Sidewalks which are not cleared may be serviced by the Township at the owner's expense.

SMOKE DETECTORS

Every dwelling unit shall be provided with at least one smoke detector on every level and one additional smoke detector inside each bedroom.

- Detectors must be mounted to the ceiling or wall in accordance with the manufacturer's directions.
- Detectors must be maintained in working order at all times.

- Primary source of power must be from building wiring (*exception: detectors installed in structures built prior to 1974 may be battery operated*).

ANIMALS

- Owners are required to clean up after their pet and maintain a sanitary and healthy environment for the animal as well as for the community.
- No more than four (4) adult dogs or cats may be kept on a property.
- Agricultural animals (e.g. cattle, pigs, sheep, goats, horses, chickens or other animals) are only permitted in approved zoning districts.
- Complaints regarding barking can be directed to the Ingham County Sheriff's Department Delhi Division at 517-694-0045.
- Complaints regarding animal welfare can be directed to the Ingham County Animal Control Center at 517-676-8370.

STORAGE CONTAINERS / PODS

- May not exceed 8'x16'.
- Are permitted for a maximum of 180 days.
- Must be located outside the road right-of-way.
- May not obstruct emergency access or sight vision for drives/sidewalks.

The information supplied in this pamphlet only briefly covers a few of the common violations and ordinance requirements. All Township ordinances can be reviewed or obtained by section or in their entirety at the Department of Community Development office.

**Department Of
Community Development
2074 Aurelius Road
Holt, MI 48842**

517-694-8281



**For more information regarding Township ordinances go to:
delhitownshipmi.gov**