



Residential Property Maintenance Guide



Palm Beach County
Planning, Zoning & Building Department
Code Enforcement Division



Responsible Home Ownership Builds Good Neighborhoods and Raises Property Values

Residential properties in Palm Beach County require proper maintenance to remain in good condition. Inevitably, structures and neighborhoods deteriorate when they are not properly maintained.

Statistics indicate that the presence of abandoned or boarded-up buildings can reduce the value of a home by 13%. Trash in a neighborhood can reduce values by as much as 15%. Consequently, when property values fall, vandalism, graffiti, and crime occur more frequently.

**There is a simple solution to
maintaining good neighborhoods:**

Property Owner Responsibility!

The intent of this brochure is to educate residents, provide a guide regarding property maintenance requirements, a list of the most common code violations and how to correct them.

Frequent Code Violations



Yard Maintenance Standards

Grass height must not exceed 7". Hedges must be maintained no greater than 4' in the front yard and 8' in the side and rear yard areas. **Garbage, trash and yard waste** cannot be left in the yard and must be properly disposed.

Residential garbage includes kitchen, food and small household discards, and is collected twice each week. It must be bagged or placed in a proper container and placed street-side for pick up. Trash includes bulk waste such as furniture, mattresses and yard trimmings. These items are collected once per week. White goods (refrigerators, stoves, water heaters, etc.) are collected twice per week. For information regarding collection, please call the **Solid Waste Authority at (561) 697-2700**.

Garbage Can Regulations

County Ordinance 96-9 prohibits the placement of garbage cans and other refuse containers curbside for trash pickup prior to 3:00 p.m. the day before the regularly scheduled pickup. All refuse containers must be removed from the pickup area the same day collection is made.

Inoperable / Unlicensed Motor Vehicles

An inoperable vehicle is one that cannot be driven. Open storage of inoperable vehicles on residential property is prohibited. Any vehicle that does not operate must be in an enclosed structure, such as a garage, or completely in a carport. Only one unlicensed vehicle may be kept on residential property, provided it is screened from view and is operable.

Frequent Code Violations

Outdoor Storage

Outdoor storage of equipment, materials, or furnishings is prohibited on residential property. Likewise, indoor furniture, household appliances, auto parts or building materials may not be stored outside.

Oversized Vehicles

County codes do not allow the storing or parking of vehicles which have a carrying capacity in excess of one ton in residential areas; on streets or private property.

Structures Erected Without Permits

In Palm Beach County, structures and improvements to structures require building permits. Improvements such as decks, fences, patio slabs, concrete or asphalt driveways and sheds also require permits. Before beginning any home improvement project, it is recommended to contact the **Building Division** at (561) 233-5120 to determine whether permits are required.

Boats

Boats are required to be parked on the side of, or in the rear of residential dwellings (behind the building line), and must be screened from adjacent properties by a fence or hedge.



Property Check List

Structures

REPAIR: Rotted wood, broken or missing boards, windows, siding, or shingles, and make all exterior parts weathertight, rodent-proof and sound-deadening. Exteriors must be resistant to water and be covered with paint, waterproof stain, siding, brick, or stone that is in good condition.

INSPECT:

- Exterior walls
- Roof structure, including rafters, soffits, fascia
- Roof covering
- Railings on stairs, elevated landings and porches
- Fences (should be in good repair and of legal height)
- Windows and screens

Make certain to properly dispose of construction debris.

Yard Maintenance

- Trim all hedges in front yard to a height of four feet or less and eight feet or less in the rear or side yards.
- Overgrowth in excess of 7" immediately next to an improved property is a violation of the County's Property Maintenance Code.

Vehicles

- Vehicles must be in an operable condition, able to move under their own power.
- The keeping of unregistered or unlicensed vehicle(s) on residential property is prohibited.
- County regulations do not allow the parking or storage of commercial vehicles in excess of one ton carrying capacity in a residential district.

Business Activities

- Garage sales are permitted twice per year, each not exceeding 72 hours.
- Home businesses must be properly licensed. No traffic, outside display, or storage may occur. Additional zoning criteria apply.
Call (561) 233-5200 for more information.

IF YOU RECEIVE A NOTICE OF VIOLATION

Take Action To Correct The Violation

If you have questions, or if you are working toward correcting a code violation, but need additional time due to special circumstances, **call the Code Enforcement Officer** assigned to your case at **(561) 233-5500**.

If prompt action is not taken to bring the violation into compliance, the County may arrange to have a lot mowed or vacant structure boarded up or demolished, and a lien or tax assessment may be filed against the property for the service. Also, fines and liens may be placed against your property. Our goal is compliance, and your assistance in maintaining our neighborhoods is appreciated.

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CODE ENFORCEMENT DIVISION

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