

Frequently Asked Questions:

1. Who is responsible for a violation of blight on a property?

The property owner will ultimately be responsible for a blight violation

2. Who should I contact if I disagree with the violation?

Contact the Clerk at the AHB: (734) 483-1100

3. Can I pay the violation fine by mail?

Yes. A *Plea by mail* acts as an admission of guilt and bypasses the court process

4. What happens if I don't pay my fine?

The City may place a lien on your property, or notify a collections agency to pursue action against the property owner

5. Am I required to have an attorney?

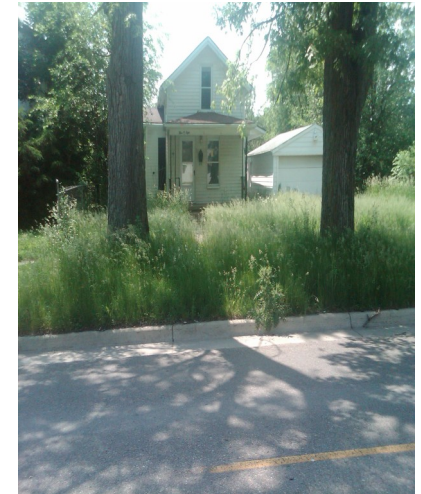
No. Attorney representation is your option



CITY OF YPSILANTI
1 S HURON STREET
YPSILANTI MI, 48197

IMPORTANT—YPSILANTI BLIGHT COURT STARTS FALL, 2010.
READ INSIDE AND LEARN MORE!!

Administrative
Hearings Bureau



City of Ypsilanti
Building and Ordinance
Department
1 S. Huron St.
Ypsilanti MI 48197

Tel: (734) 482-1025

ADMINISTRATIVE HEARINGS BUREAU

- The Administrative Hearings Bureau (AHB) has been established to address concerns of blight within the community. The AHB hopes to improve the overall quality of life within the community and improve ordinance compliance
- The City defines blight as a condition that impairs, destroys, or deteriorates the property because of its decay, improper storage, or effect on property or quality of life
- The AHB seeks to work in cooperation with the residents of the City of Ypsilanti to provide attractive neighborhoods through practical code enforcement

Actions of an Administrative Hearings Bureau

- An AHB can impose sanctions and settle hearings related to blight violations
- Cases of blight violations will be settled internally through a City Court
- An AHB is authorized under Michigan Compiled Laws 117.4q

COMMON VIOLATIONS

- Building/Housing code violations
- Zoning violations
- Grass and weeds in excess of 10"
- Trash at the curb before/after permitted time
- Scattered litter or open trash on the property
- Indoor furniture in outdoor area (i.e. porch or patio)
- Yard waste improperly left at the curb for collection
- Snow/ice not cleared from the sidewalk
- Failure to remove graffiti
- Improper placement of signs
- Unlicensed animals

Where will blight court be held?

- The hearings will be held at City Hall where an Administrative Hearings Officer will conduct a judicial hearing

Time-frame

- The individual cited for a blight violation will have to appear in City Hall on the date given on the violation notice
- The individual in violation also has an opportunity to waive an appearance and enter a plea by mail; paying the fine amount associated with the blight violation

Failure to pay

- Failure to pay fines and costs could result in a lien on the property and/or wage garnishment to satisfy the debt.

PENALTIES FOR SAMPLE VIOLATIONS

In addition to being required to correct the violation, offenders will be required to pay:

- \$50 for the first violation
- \$100 for the second violation
- \$200 for the third and any further violations

*Other additional costs could include:

- Abatement costs
- Prosecution costs
- Bureau costs
- State JSA costs

These costs may very well exceed the assessed fines!

Where can I find more information on blight violations ?

Please visit:

<http://www.cityofypsilanti.com> to search in greater detail for blight violations

Warnings are not required:

An authorized local official has the discretion to issue a blight citation as a first violation