



May 2009

Residential Property Maintenance



Hillsborough County's Minimum Code Ordinance requires that property be maintained and kept free from nuisances, structural defects and deterioration. The purpose of this Ordinance is "...to secure the public safety, health and general welfare of the citizens of Hillsborough County, Florida." This Ordinance regulates the condition of the property including overgrown conditions, accumulations of junk, trash or debris, the storage of inoperable vehicles, and various other nuisance conditions, as well as the conditions of all buildings or structures located on the property.

Q. What is overgrowth?

Overgrowth is defined by the County as the growth of grass, weeds or underbrush in a height exceeding ten (10) inches within two-hundred (200) feet of a building, structure, recreational area, or street right-of-way and is determined by the County to create a nuisance for the surrounding community.



Q. When is a vehicle considered to be inoperable?

Hillsborough County's Minimum Code Ordinance defines an inoperable vehicle as one which "...is in a state of disrepair and or incapable of being moved under its own power."

Q. What other things are considered to be a nuisance?

Nuisances are intentionally given a very broad definition, as the intent is to address conditions that affect the public's safety, health or general welfare. A nuisance can mean:

"any nuisance as defined by law, or any attractive nuisance that may be detrimental to children whether in or near a building or upon an unoccupied lot. This includes, but is not limited to, abandoned wells, excavations, unclean swimming pools; abandoned iceboxes, refrigerators and motor vehicles; structurally unsound fences or structures, lumber, trash, debris; unsanitary conditions or anything offensive to the senses or dangerous to health, including the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings; physical conditions such as, but not limited to, old, dilapidated, abandoned scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof, and physical conditions posing fire hazards, physical conditions posing a hazard, such as, but not limited to, dead or damaged trees."

Q. What parts of a building are regulated by this Ordinance?

In a word -all. This Ordinance requires that all "...buildings, structures and parts thereof shall be maintained in sound condition, good working order, and in a safe and sanitary manner." Specific regulations are included to address roofs, walls, windows, fire safety, mobile homes, and much more. Hillsborough County's Minimum Code Ordinance is available online in the "Publications" section of Code Enforcement's Website.



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