

CITY OF TROY - NOTICE

TO ALL, OWNERS OR OCCUPANTS OF LAND IN THE CITY OF TROY REQUIREMENT TO CUT TURF GRASS AND WEEDS

City of Troy Code Chapter 82 Property Maintenance, Section 302.4 details the requirements of property owners to maintain turf grass and weeds on property and adjacent right of ways to a height not exceeding 8 inches height. Chapter 82 Property Maintenance can be viewed on the City of Troy's web site at troymi.gov or at the City Clerk's Office.

Chapter 82 Property Maintenance Code will be enforced. This Chapter requires the owner, occupant or persons having control or management of any premises within the City of Troy to cut turf grass or weeds and to prevent the perpetuation of weeds as required under this section during the period of May 1 to November 1 of each year. Failure to do so may result in the issuance of a Municipal Civil Infraction Notice or Citation under Troy City Code Chapter 100, Municipal Civil Infractions, and/or the entry on the premises by the City or its agent to cut said turf grass and/or weeds or to prevent perpetuation of weeds.

If the City or its agent is required to enter onto the premises to cut turf grass and/or weeds, or to take action to prevent the perpetuation of weeds, the property owner designated on the City assessment or tax rolls shall be assessed the cost, payable to the City, for each required abatement. The City or its agent may enter onto said premises as many times as necessary between May 1st to November 1st to cut turf grass and/or weeds or treat weeds and charge the cost to the property owner for each cutting or treatment. The City is authorized to recover the cost of wages, overtime wages, fringe benefits, cost of equipment, supplies, materials and a ten (10) percent administration charge to cover the expense of administering the abatement work that is performed.

Property held as common property, such as, but not limited to: common areas of a condominium development (including a site condominium), subdivision, cul-de-sac, traffic medians, boulevards, islands, parks, playgrounds, detention and retention areas, open space or any other common area or other form of development for which the City is unable to determine the occupant or person having control or management over a common area with assessment or tax records, the City or its agent may enter onto the common property to abate any nuisance of a type set out in this Chapter. The costs incurred by the City for the nuisance abatement shall be pro-rated among each individual property owner in the condominium development, subdivision or other individual owner in a development with common property. The City Treasurer shall send a statement to each owner for their specific pro-rated portion. If the invoice is not timely paid, the total amount charged shall become an assessment against that particular property for that pro-rated share.

The City Treasurer shall forward an invoice to the owner on the last local assessment or tax roll of the total charges assessed against each premises. Thirty (30) days from the date each statement was mailed, payment shall be made. If the invoice is not paid within thirty (30) days, the total amount shall become an assessment against the land and a lien against the property.

M. Aileen Bittner, CMC
Troy City Clerk

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