



INTRODUCTION TO PROPERTY MAINTENANCE AND PRESERVATION CODE ENFORCEMENT

Maintaining attractive neighborhoods and preserving a healthy housing stock is important for many reasons. Therefore, to ensure the health and safety of its citizens, in addition to protecting neighborhood property values, the City of Virginia has adopted minimum standards which all City property owners must legally abide by through the Property Maintenance and Preservation Code of the City of Virginia (VMPC).

The VMPC is a code that regulates the minimum maintenance requirements for existing buildings. This is a maintenance document intended to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety. Responsibility is fixed among owners, operators and occupants for code compliance. The VMPC provides for the regulation and safe use of existing structures in the interest of the social and economic welfare of the community. These City ordinances are enforced by the Department of Property Maintenance.

Compliance and enforcement of this code will begin on January 1, 2017.

The City of Virginia Property Maintenance and Preservation Code (VMPC) can be found at www.virginiamn.us.

WHAT IF I HAVE A PROBLEM IN MY NEIGHBORHOOD?

As a resident or visitor of a Virginia's neighborhoods, you have the right to ensure others within our community maintain the minimum standards of cleanliness and repair of their homes.

When a property begins to adversely affect your quality of life or the value of your property, you can and should address the issue.

1. Try talking with your neighbor.
If you need help identifying the owner of a rental property, contact the St. Louis County Assessor's Office at (218) 749-7105
2. File A Complaint.
Use the identifying ordinance violations section below as a guide in identifying possible code violations. You may wish to file a complaint online or by mail. Forms can be obtained by calling the Code Official at (218) 748-7500.

TO REPORT COMPLAINT:

Complete an official complaint form and submit it the following ways: Online, in person, fax, mail

<p>Online: 24 hours / 7 days a week www.virginiamn.us</p> <p>Mail: City of Virginia ATTN: Property Maintenance 327 First Street South Virginia MN 55792</p>	<p>Fax: 218-749-3580</p> <p>In Person: M-F 8:00 a.m. – 4:30 p.m.</p> <p>Phone: (218) 748-7500 Only accepted for emergency cases that need immediate assistance</p>
--	--

ENFORCEMENT PROCESS

Complaint received:	<ul style="list-style-type: none"> Written Complaint Form received by City City reviews complaint and a City Official inspects the exterior of the property within 3 business days. If initial inspection warrants an interior inspection, the City will request interior access to the property within ten (10) days from initial Exterior inspection.
If a violation is found:	<p>Initial Notice of Violation is Sent – Property Owner is given 20 Days to:</p> <ul style="list-style-type: none"> Correct Violation Request an Appeal No Fine Assessed
Second Notice:	<ul style="list-style-type: none"> 30 Days after Initial Notice No Appeal Request has been Received by City Correction Plan has not been submitted Violation Has Not Been Corrected \$300.00 Administrative Fine assessed to Property Owner
Third Notice:	<ul style="list-style-type: none"> 45 Days after Initial Notice No Appeal Request has been Received by City Correction Plan has not been submitted Violation Has Not Been Corrected \$500.00 Administrative Fine assessed to Property Owner (in addition to Second Notice Fine)
Final Notice	<ul style="list-style-type: none"> 60 Days after Initial Notice No Appeal Request has been Received by City Correction Plan has not been submitted Violation Has Not Been Corrected Misdemeanor Filed against assessed to Property Owner (in addition to Second & Third Fines)



IDENTIFYING ORDINANCE VIOLATIONS

<p>Housing Complaint- Exterior</p> <p>SECTION 21.17 EXTERIOR PROPERTY AREA</p> <p>SECTION 21.19 EXTERIOR STRUCTURE</p> <p>SECTION 21.21 COMPONENT SERVICEABILITY</p> <p>SECTION 21.23 RUBBISH AND GARBAGE</p> <p>SECTION 21.35 STORM DRAINAGE</p>	<p>Housing Complaint- Interior</p> <p>SECTION 21.23 RUBBISH AND GARBAGE</p> <p>SECTION 21.26 LIGHT</p> <p>SECTION 21.27 VENTILATION</p> <p>SECTION 21.28 OCCUPANCY LIMITATIONS</p> <p>SECTION 21.29 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS</p> <p>SECTION 21.30 REQUIRED FACILITIES</p> <p>SECTION 21.31 TOILET ROOMS</p> <p>SECTION 21.32 PLUMBING SYSTEMS AND FIXTURES</p> <p>SECTION 21.33 WATER SYSTEM</p> <p>SECTION 21.34 SANITARY DRAINAGE SYSTEM</p> <p>SECTION 21.36 MECHANICAL AND ELECTRICAL REQUIREMENTS</p> <p>SECTION 21.37 HEATING FACILITIES</p> <p>SECTION 21.38 MECHANICAL EQUIPMENT</p> <p>SECTION 21.39 ELECTRICAL FACILITIES</p>	<p>Unsecured House or Building Emergency Measures Vacancy, Demo or Condemnation</p> <p>SECTION 21.09 UNSAFE STRUCTURES AND EQUIPMENT</p> <p>SECTION 21.10 EMERGENCY MEASURES</p> <p>SECTION 21.11 DEMOLITION</p>
<p>Blight - Tall Grass</p> <p>SECTION 21.23 RUBBISH AND GARBAGE</p>		<p>Fire Safety</p> <p>SECTION 21.39 ELECTRICAL FACILITIES</p> <p>SECTION 21.43 FIRE SAFETY REQUIREMENTS</p> <p>SECTION 21.44 MEANS OF EGRESS</p> <p>SECTION 21.45 FIRE RESISTANCE RATINGS</p> <p>SECTION 21.46 FIRE PROTECTION SYSTEMS</p>
<p>Blight - Inoperable Vehicle on Private Property</p> <p>SECTION 21.17 EXTERIOR PROPERTY AREA</p>		
<p>Blight - Tall Grass</p> <p>SECTION 21.23 RUBBISH AND GARBAGE</p>		

RESOURCES AVAILABLE IN OUR COMMUNITY

Arrowhead Economic Opportunity Agency (AEOA)

(218) 749-2912

For those who may lack the skill or the financial resources to attempt the maintenance or repair, Arrowhead Economic Opportunity Agency, Inc. may be able to assist. AEOA administers a variety of loan programs for homeowners to make basic improvements to the safety, livability, energy efficiency and accessibility of their home. Examples of improvements include electrical wiring, furnace or boiler replacement, windows and doors, siding and roofing, plumbing, septic system upgrades, water heater, mold and radon mitigation, lead-based paint hazard.

Legal Aid

(218) 749-3270 ext. 0

Free legal advice & representation to low income people in Northern St. Louis County

HRA Section 8 Housing Inspector

(218) 741-2610

If you have a Section 8 Housing Voucher and you are having problems with my landlord, you should first try to get help by talking directly to your landlord. If you can't get the problem solved that way, call the HRA Section 8 Housing Inspector