

# PROPERTY STANDARDS/CODE ENFORCEMENT

A Division of the Neighborhood Development  
Services Department

[Code Enforcement Lookup](#) -Lookup any  
case or cases that have been logged by the City of North  
Port's Property Standards Division.

## About the Property Standards Division

The Property Standards Division's role is to ensure the health, safety, and welfare of North Port residents and assist in maintaining community standards.

It is the responsibility of the Property Standards Inspector to inform property owners of a violation of any North Port City Code, Unified Land Development Code, or Florida Building Code. Violations of any of these codes could be presented to the Special Magistrate to hear and make a decision on alleged violations.

If a resident would like an Inspector to investigate an alleged code violation, they may contact Property Standards at (941) 429-7186 or complete a [Complaint Form](#). Some of the most common Code violations are listed below.

## Property Guidelines

**Accumulation of Debris** - It is unlawful for any owner of an occupied, unoccupied, or undeveloped lot to accumulate or permit the accumulation of, including but not limited to, lumber, building materials, tires, parts of vehicles, inoperable vehicles, unusable household items, or any other items or equipment which create a breeding place for any vermin or mosquitoes, emit noxious odors or create a public nuisance or other unsanitary or unsafe conditions or create a fire and/or health hazard or, in general appearance and condition, create a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

**Parking & Storage of Certain Vehicles** - Vehicles visible on any property must have a current license plate. Vehicles must be operable. Semi-truck cab and/or trailer, dump truck, wreckers, bucket trucks, construction equipment, heavy equipment tractor, trucks with stake beds, vehicles converted for the sale of food, or any commercial vehicle that is in excess of 6,000 pounds empty vehicle weight are prohibited from parking in residential districts.

**P.O.D.** units are permitted on residential properties for a period of seven days. If storage is required for a longer period of time, a permit and applicable guidelines must be enforced.

**Grass / Weeds** - It shall be unlawful for any owner to permit the excessive growth of sodded or seeded grass areas in excess of 12 inches in height on an improved or developed lot.

**Abandoned Property** - The City has established a process to address the health, safety and welfare issues and economic burdens affecting the City caused by the abandonment of real property located within the City. The mechanism established for this purpose is designed to protect neighborhoods from becoming blighted through lack of adequate maintenance and security.

**Chapter 42, Abandoned Property**, City Code, requires that properties shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices (except those required by federal, state or local law), discarded personal items including, but not limited to, furniture, clothing, appliances, graffiti, or any other items that give the appearance that the property is abandoned.

All abandoned real property in the City is declared to be a public nuisance. Failure of a responsible party, as defined in Chapter 42 (City Ordinance 2009-09), to comply with the requirements of this article shall constitute a continuing public nuisance, which may be abated by the City as provided by law at the expense of the owner or other responsible party, or both.

Compliance with Chapter 42, Section 74, requires that any party responsible for abandoned real property must register that property with the City using the **Abandoned Real Estate Registration Form**. A registration fee of \$150.00 will be charged.

## Irrigation Guidelines

Residents of even-numbered addresses may irrigate on Thursday and/or Sunday. Residents of odd-numbered addresses may irrigate on Wednesday and/or Saturday.

No irrigation is allowed between 10:00 a.m. and 4:00 p.m.

Initial violations will be punishable by a warning. Additional violations will result in fines.

Property Standards Division  
Neighborhood Development Services Department  
City Hall, First Floor  
4970 City Hall Boulevard  
North Port, FL 34286  
(941) 429-7195 fax  
(941) 429-7184 office  
[ckozabo@cityofnorthport.com](mailto:ckozabo@cityofnorthport.com)

**City Code Enforcement Website**-use this to see the status of specific addressees and/or ownership  
<http://www.cityofnorthport.com/government/city-departments/property-standards-code-enforcement>