



**WEST VALLEY CITY**

[www.wvc-ut.gov](http://www.wvc-ut.gov)

**Enforcement**

# Organizational Structure

- Code Enforcement
- Community Development
  - Building Inspections
  - Planning and Zoning
    - Business Support Officer
    - Residential Rental Enforcement Officer
    - Planner assigned to review business licenses for zoning compliance
- Boarding Home Task Force

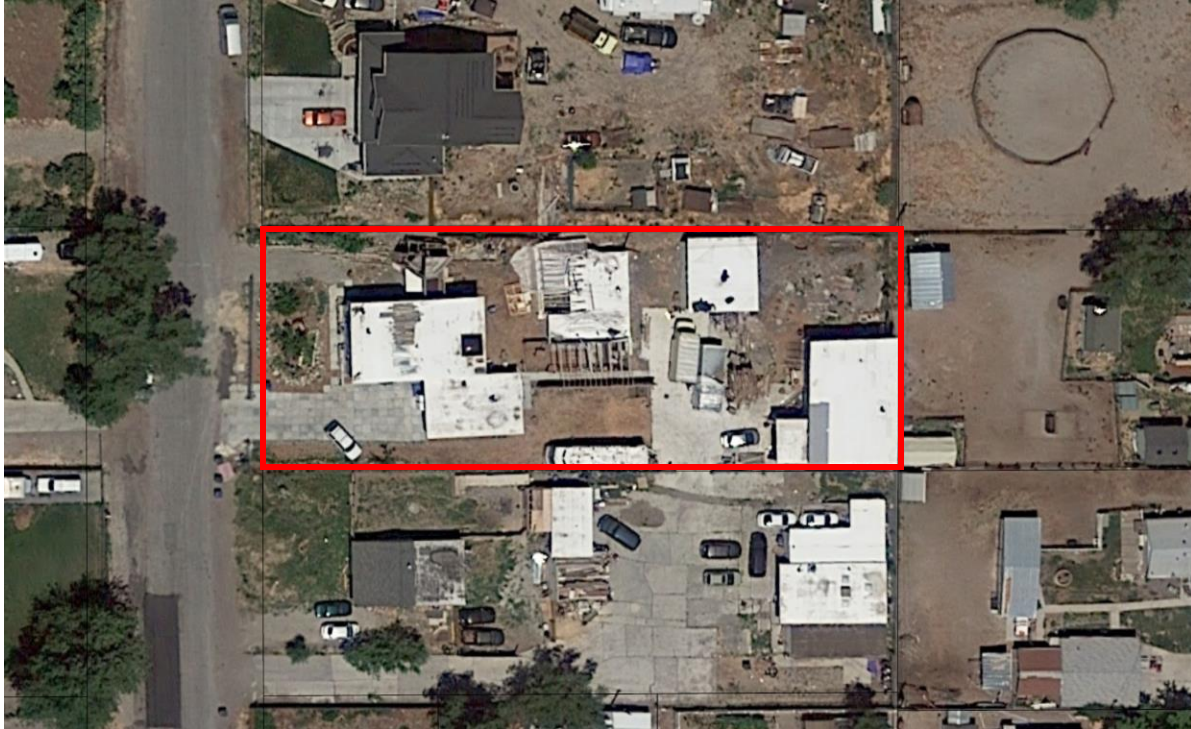
# Code Enforcement

- Enforces ordinances in residential areas
- Typical violations include items like:
  - Outside storage/solid waste
  - Inoperable vehicles
  - Weeds/landscaping
  - Parking surfacing
  - Commercial vehicle parking
  - Fences
  - Graffiti

# Building Inspections

- Enforces Building Code
- Violations center around a lack of a permit/inspections:
  - Detached structures like garages or sheds
  - Remodels
  - Additions

2017



2025



# Planning and Zoning

- Enforces ordinances in primarily commercial areas and on boarding homes
- Typical actions:
  - Helping planners get projects to the finish line
  - Proactively enforcing ordinances along major roads
  - Ensuring that established sites comply with approved plans and conditions of approval through license reviews and enforcement cases
  - Enforcing against problem rental properties

# Before Enforcement



# After Enforcement



# Boarding Home Task Force

## • Task Force Members

- Residential Rental Enforcement Officer
- Zoning Administrator
- Chief Code Enforcement Officer
- City Attorney
- Deputy Building Official
- Crime Analyst

## • Sources for Evidence

- Police reports and body cam footage
- On-line ads or listings
- County records
- Building permits
- Business licenses
- Code enforcement history

# Enforcement Tools

- Administrative Warning
- Administrative Citation
- Courtesy Notice
- Notice of Violation (NOV)
- Administrative Hearing
- Abatement
- Affidavit of Non-Compliance
- Business License
- Restrictive Covenants
- Certificate of Occupancy
- Development Agreement

# Penalties

- **Admin. Citation (Non-Rental)**
  - 1<sup>st</sup> Violation: \$100
  - 2<sup>nd</sup> Violation: \$200
  - 3<sup>rd</sup> Violation : \$500
- **Admin. Citation (Rental)**
  - 1<sup>st</sup> Violation: \$500 to \$1,000
  - 2<sup>nd</sup> Violation: \$1,000 to \$2,000
- **NOV (Non-Rental)**
  - \$25/violation/day
- **NOV (Rental)**
  - Level 1: \$500 to \$1,000/violation/day
  - Level 2: \$1,000 to \$5,000/violation/day
- **Abatements: recoup actual cleanup costs, record lien**

# Example of Prioritization

- All rental properties are required to have a license.
- Based on County Assessor records, we know there are unlicensed rental properties.
- Beyond sending a letter to the property owners, the City has not been pursuing enforcement unless there are other violations on the property.