

The Code Enforcement Process

Code Enforcement is governed by Florida State Statute Chapter 162. The following is a brief description of how code enforcement works.

When a complaint is received the inspector will go and investigate the complaint, usually within 24 hours. When a violation is observed by either complaint or self initiated:

- A ***Friendly Reminder*** is written and hung on the door where the violation is observed. The Friendly Reminder gives 10 days to correct the violation.
- After 10 days a re-inspection occurs, if the violation has not been corrected a ***Violation Notice*** is then written and mailed to the property owner listed in the ***County Tax Collectors*** data base ***Certified Mail Return Receipt Requested*** and the property owner is given more time to correct the violation. After the additional time has passed another re-inspection occurs.
- If the violation still has not been corrected a ***Notice of Hearing*** is then mailed out to the property owner ***Certified Mail Return Receipt Requested***. The Case is then heard by the ***Special Magistrate*** at a violation hearing to determine if a violation did/or does exist, an additional amount of time to correct the violation, and how much if any fine will be imposed.
- After the additional time has passed from the violation hearing and the violation is not corrected then the case is heard again by the Special Magistrate at the ***Fine Assessment Hearing*** to impose a fine. **The Fine Assessment Order is recorded at the Palm Beach County Court House as a lien.**