

**ENROLLED ORDINANCE NO. 17-023**

**AN ORDINANCE AMENDING TITLE 8 "HEALTH AND SAFETY", TO ESTABLISH CHAPTER 8.24 "PROPERTY MAINTENANCE AND NUISANCE ABATEMENT", OF THE RIVERTON MUNICIPAL CODE, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH, AND PROVIDING FOR AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIVERTON, FREMONT COUNTY, WYOMING:**

**Section 1.** Chapter 8.24, Property Maintenance and Nuisance Abatement, is hereby established to read as follows:

**8.24 Property Maintenance and Nuisance Abatement.**

**8.24.010 Purpose.**

The property maintenance and nuisance abatement requirements are designed to ensure public health, safety and welfare by regulating and governing the conditions and maintenance of property and improvements within the city; by providing standards essential to ensure that structures and properties are safe, sanitary and fit for occupation and use; to improve the appearance of the city; encourage a more attractive environment; improve quality of life, and encourage citizens to achieve code compliance.

**8.24.020 Definitions.**

As used in this chapter:

- A. "Abate" or "abatement" means the action taken to remove or alleviate a nuisance, including but not limited to, demolition, removal, repair, boarding and securing or replacement of property.
- B. "Code compliance officer" includes such designated positions as are employed thereby for the enforcement of this city municipal code, or those individuals that are otherwise designated by the city administrator to perform those functions.
- C. "Notice of violation" shall mean that written notice prepared by the city to provide notice to individuals determined to be responsible for a public nuisance, or requiring notice of such due to their position, of that public nuisance and the steps deemed necessary to correct such nuisance.
- D. "Nuisance" or "public nuisance" means any condition or use of premises or of building exteriors which is detrimental to the property of others or which causes or tends to cause substantial loss in the value of other property in the neighborhood in which such premises are located or promotes urban blight and deterioration, or invites plundering, or creates fire hazards, or constitutes an attractive nuisance creating a hazard to the health and safety of minors, or creates a harborage for vermin, or to be injurious to the health, safety and general welfare of the public. This includes, but is not limited to, the keeping or the depositing on, or the scattering over the premises of any of the following:
  - 1. Any nuisance declared in this chapter or within the entire city municipal code;
  - 2. Abandoned, discarded or unused objects or equipment including, but not limited to automobiles, furniture, stoves, refrigerators, freezers, cans, or containers.
- E. "Person" means any natural person, firm, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, organization or the manager, lessee, agent, sergeant, officer, or employee of any of them, or any other entity that is recognized by law as the subject of rights and duties.
- F. "Occupier" shall mean that person(s) actually occupying the property.
- G. "Owner" or "property owner" shall mean that person(s) shown in Fremont County tax records to be the recorded owner of the property. In the case of a landlord-tenant situation, regardless of any written lease, the landlord shall be solely liable for any violation maintained on the real property or other locations specified by this chapter.

**8.24.030 Applicability and enforcement.**

- A. The provisions of this chapter shall apply to all matters affecting or relating to the maintenance of buildings and premises and the abatement of nuisances.
- B. The code compliance officer shall be responsible for enforcing the provisions of this chapter.

**8.24.040 Investigations and inspections.**



CITY OF RIVERTON

By: \_\_\_\_\_  
John L. Baker, Mayor

ATTEST:

\_\_\_\_\_  
Kristin S. Watson  
City Clerk/Human Resource Director

**ATTESTATION**

I, Kristin Watson, Clerk of the City of Riverton, attest that Ordinance No. 17-023 was passed, adopted, and approved by the Governing Body of the City of Riverton on the 17<sup>th</sup> day of October 2017. I further certify that the above proclamation ran at least once in the Riverton Ranger, a newspaper of general circulation within Riverton, Wyoming, the effective date of publication, and therefore the effective date of enactment being *October 20, 2017*.

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Kristin S. Watson  
City Clerk/Human Resource Director