

CODE ENFORCEMENT LIEN PROCESSING IN PROGRESS.

Robert C Solera, Code Services Inc. President

The Town of Southwest Ranches Code Enforcement Department is in the process of evaluating all enforcement cases where there has been non-payment of any imposed fines. Unfortunately there are several open cases where property owners have failed to pay the assessed fine.

Florida state statute Chapter 162 and the Town Code of Ordinances authorizes the Town to issue fines and to impose a lien on those violators that do not correct Code Enforcement violations and pay the imposed fine.

The Town of Southwest Ranches provides two types of notices, one called a Civil Violation Notice and one called a Notice of Violation. For the first type a violator has two options:

- (1) Pay the civil penalty in the manner and within the time indicated on the Civil Violation Notice and correct the violation within the time specified on the Civil Violation Notice; or
- (2) Request an administrative hearing before a Special Master to appeal the decision of the Code Enforcement Officer that resulted in the issuance of the Civil Violation Notice.

For the second type, the violator shall correct the violation or it may be required to appear at a Special Magistrate Hearing. At the hearing the violator may be found guilty and be given a date certain by when the violation needs to be corrected, or a fine would begin per day until correction.

Failure of the named violator to appeal the decision of the Code Enforcement Officer when a Civil Violation is issued and within the prescribed time period shall constitute a waiver of the violator's right to an administrative hearing before the Special Master. A waiver of the right to administrative hearing shall be treated as an admission of the violation, and penalties may be assessed accordingly.

Any fines imposed in accordance with state law and Town code may be turned into a lien against the violator's personal property. The Town may also seek injunctive relief from a competent court of jurisdiction to impose the correction of the violation and payment of all fines and costs.

The Town of Southwest Ranches and the Code Enforcement Department are here to help and guide you, please call us and we will provide you with valuable information. Our contact number is 954-434-0008, and we are just a phone call away.