

## Frequent Code Violations

### VEHICLES

#### Vehicle Conditions:

- All vehicles must be in working order and able to move on their own.
- Vehicles must also have a current license and registration.
- **Exception:** You may keep one vehicle screened from view without a license or registration.

#### Parking Rules:

- If you live in areas like neighborhoods or towns (Urban/Suburban Tier), vehicles need to be parked on an approved parking surface.
- Parking is prohibited on all vacant properties.



### COMMERCIAL VEHICLES

The county prohibits certain sized commercial vehicles from being stored or parked in residential areas.

### BOATS / CAMPERS / TRAILERS

Marine vessels, trailers, recreational and sports vehicles are required to be parked on the side or rear yard, screened from surrounding properties and streets with an opaque wall, fence or hedge a minimum of 6 feet in height.

## Compliance

### Take Action To Correct The Violation

If you have questions, or if you are working toward correcting a code violation, but need additional time due to special circumstances, **call the Code Compliance Officer** assigned to your case at **(561) 233-5500**.

If prompt action is not taken to bring the violation into compliance, the County may arrange to have a lot mowed or vacant structure boarded up or demolished, and a lien or tax assessment may be filed against the property for the service. Also, fines and liens may be placed against your property. Our goal is compliance, and your assistance in maintaining our neighborhoods is appreciated.



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Palm Beach County  
Board of County Commissioners  
Planning, Zoning & Building Department  
**CODE COMPLIANCE DIVISION**

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# Residential Property Maintenance Guide



Palm Beach County  
Board of County Commissioners  
Planning, Zoning & Building Department  
**CODE COMPLIANCE DIVISION**

## Responsible Home Ownership Builds Good Neighborhoods



Residential properties in Palm Beach County require proper maintenance to remain in good condition. Inevitably, structures and neighborhoods deteriorate when they are not properly maintained.

Statistics indicate that the presence of abandoned, neglected or boarded-up buildings can reduce the value of a home by 13%. Trash in a neighborhood can reduce values by as much as 15%. Consequently, when property values fall, vandalism, graffiti, and crime occur more frequently.

**There is a simple solution to  
maintaining good neighborhoods:**

*Responsible home ownership!*

This brochure educates property owners about residential property maintenance requirements and lists common code violations and their corrections. Note: Exemptions may apply to agricultural areas.

## Property Guidelines

### STRUCTURES

**Repair:** Repair or replace any rotted wood, broken or missing boards, windows, siding, or shingles. Ensure that all exterior parts are weather-tight and rodent-proof. The exterior must be resistant to water and covered with paint, waterproof stain, siding, brick, or stone in good condition.

**Inspect:**

- Exterior walls
- Roof structure, including rafters, soffits, fascia
- Roof covering
- Railings on stairs, elevated landings and porches
- Fences (should be in good repair and of legal height)
- Windows and screens

### BUILDING PERMITS

In Palm Beach County, building permits are required for various structures and improvements. Some examples include, but are not limited to:

- Decks
- Fences
- Patio Slabs
- Driveways
- Sheds

Before starting any home improvement project, contact the **Building Division at (561) 233-5100** to confirm if a permit is required.

### BUSINESS ACTIVITIES

- Garage Sales are permitted twice per year, each not exceeding 72 hours.
- Home-based businesses must be property licensed and maintain the residential character of the neighborhood. No traffic, outside display, or signage is allowed.
- For further information, contact the **Zoning Division at (561) 233-5200**.

## Frequent Code Violations

### OPEN STORAGE

It is unlawful to utilize residential property for the open storage of inoperative motor vehicles, vehicle parts, appliances, building materials, vegetative debris, garbage, or similar items.



### YARD MAINTENANCE STANDARDS

Property owners need to maintain their yard areas, keeping grass or weeds at or less than 7" in height.



### GARBAGE CAN REGULATIONS

- County ordinance prohibits the placement of garbage/receptacles and other refuse containers curbside for trash pickup prior to 3:00 p.m. the day before the regularly scheduled pickup.
- All refuse containers must be removed from the pickup area the same day collection is made.
- Garbage containers must be screened from view outside of collection days.
- For more information, contact the **Solid Waste Authority at (561) 697-2700**.



### SWIMMING POOLS

Swimming pools shall have a pool barrier that meets Florida Building Code and the pool water clarity must be maintained clear and free from algae.

