To Report a Possible Code Violation

Call the Code Enforcement Section by dialing 311 or 954-831-4000 if outside of Broward County. You may also send an email to codecomplaint@broward.org.

Reaching information specialists for any of the County’s services and programs offered is now easier than ever, just dial our Call Center at “311”, Monday-Friday, 8:30AM - 5PM.

Other Important Numbers:

Stray and distressed animal related complaints or pet adoption, call Animal Care at 954 359-1313 or visit broward.org/animal.

Building permit, minimum housing/unsafe structures, call Building/Permitting Code Enforcement at 954-765-4400, option “6”

Environmental complaints, tree abuse, and emergency response, call the 24-Hour Hotline at 954-519-1499

To report down STOP signs, traffic signal, street light or school flasher outages, visit broward.org/traffic or call 954-847-2600 during business hours.

For street lights managed by FPL, call 800-4OUTAGE (468-8243).

Sidewalk repair, street and drainage cleaning, tree trimming on rights-of-way, call Highway and Bridge Maintenance Division at 954-357-6040 or email Streets@broward.org

Unincorporated area garbage disposal/pick-up, call Solid Waste and Recycling Services at 954-765-4222

For all emergency situations, please call 911.

For non-emergencies, please call the Broward Sheriff’s Office at 954-764-4357 (HELP).

Our Goals

Your Code team is here to help! Working with you, we strive to protect and enhance the overall appearance and safety of our communities together.

Compliance with local ordinances and neighborhood regulations makes our communities safer and more vibrant places to live, work, visit and play!

Our main purpose is to promote and encourage voluntary compliance.

Quick and Easy Ways to Beautify Our Community

- Regularly maintain building exterior: clean and paint discolored walls and repair broken windows
- Do not store items outside other than those allowed by County ordinance
- Maintain landscaping: tree trims and hedges regularly; get proper permit for tree removal
- Do not park or store prohibited commercial vehicles in residential areas
- Conceal trash cans and recycling bins except for scheduled pick-up
- Perform major auto repairs and store mechanical equipment inside of an enclosed garage
- Get permits, inspections, and approvals for fence, canopy, shed installations, and building additions

Code Compliance Service Areas

The Broward County Community Code Compliance jurisdiction is limited to neighborhoods in the Broward Municipal Services District (BMSD), formerly known as “unincorporated” and pockets of Broward County that includes the commercial perimeter of the Fort Lauderdale-Hollywood International Airport.


Being a Good Neighbor

Neighborhoods and structures in the unincorporated areas of Broward County require proper maintenance to stay in good condition. Maintaining good neighborhoods is the cooperation of individual property owners and tenants. The Code of ordinances creates the minimum standards for the betterment of our neighborhoods. These standards protect surrounding property owners and tenants from having property values negatively affected by substandard conditions.

Below are some recommended inspections which you can utilize to evaluate whether your property or your neighbors’ property is in compliance with the county’s minimum standards.

Property Inspection Checklist

Exterior Inspection

Exterior must be free from discoloration and in good condition:

✓ Roof coverings
✓ Roof parts including rafters, trusses, soffit, and fascia
✓ Exterior walls
✓ Windows and doors
✓ Railings on stairs, landings, and porches
✓ Fences

Exterior Inspection Actions

✓ Repair rotted wood, broken or missing boards, siding or shingles
✓ Make all exterior parts weather tight, rodent proof, and sound
✓ Remove signs of discoloration, such as rust stains, peeling paint or graffiti
MAINTENANCE

The following are some maintenance recommendations which you can utilize to avoid receiving violations and penalties, while doing your part to ensure that your property’s appearance is an asset to the community.

Property Grounds Maintenance

- Keep the exterior portion of your property clear of storage of prohibited items except usable lawn, garden, pool or patio furniture or equipment, barbecues, toys, bicycles, or trash cans being used by the residents of the property.
- Only store building and construction materials on property if a proper building permit has been obtained.
- Maintain driveway and off-street parking areas free from discoloration and disrepair, resurfacing asphalt when needed.

Yard Maintenance

- Mow the lawn so that grass, weeds, or other vegetation is 6 inches or less in height.
- Mow to the edge of any paved roadway or street and maintain swale area in between the sidewalk and street with grass.
- Trees over the sidewalks must be trimmed up to a minimum clearance height of 8 feet.
- Hedges and shrubs must be kept neatly trimmed and prevented from obstructing sidewalk and visibility.

Vehicles

- Outdoor storage of junk, wrecked vehicles are prohibited.
- An inoperable motor vehicle must be stored in a carport or garage.
- Vehicle may not be parked on unpaved surfaces in front, side and rear yard areas.
- Only operable vehicles with current registration are allowed to be temporarily parked in the swale areas if vehicles can be parked safely and fully on the swale. Some swales may not be wide enough to meet the parking requirement.

Yard Sale Activities

- Limit of 2 per calendar year.
- No more than 3 consecutive days.
- Must not contain commercial items or products from outside of residence.
- Signs may not exceed 2 square feet in size and may not be displayed more than one day prior to sale and must be removed at the end of the yard sale.
**Home Occupations (any business conducted from your home)**

- Properly licensed and must meet strict criteria, including no prohibited storage or signs of existence of home office from the exterior may be visible.
- Business activities operating at residences such commercial car washing, food preparation and sales to the public are strictly prohibited.
- For information on obtaining a Local Business Tax Receipt or to obtain a Certificate of Use from Broward County Zoning Section, call 311 or 954-831-4000.

**Junk, Trash, Rubbish and Abandoned Items**

- Discarded items that have only nominal or salvage value and are abandoned or left unprotected on swale or real property are prohibited.
- Trash containers and household bulk items should not be placed out for collection more than 24 hours prior to your day of collection and should be removed from the curbside within 12 hours after the end of the collection day.

**Recreational Equipment**

Currently licensed boats, trailers, motor homes, campers, etc. may be parked or stored on private property according to the following limitations:

1. Limited to those belonging to occupants of the property or guests.
2. Electrical service connection may be attached for a maximum of 48 hours prior to departure.
3. All boats over 12 feet in length must be on a currently licensed boat trailer.
4. Only one boat and one recreational vehicle may be kept outside of a carport or fully enclosed building.
5. May not encroach onto a street or visually obstruct vehicle egress from adjacent properties.

**Repair of Motor Vehicles in Residential Areas**

- Only mechanical repairs to private passenger vehicles belonging to occupants of a dwelling are permitted inside of a residential garage.
- Only minor repairs limited to tire, battery, sparkplug, or oil replacement may be performed in a carport or in the open air on a driveway.
- No storage of parts or equipment shall be permitted at any time outside of a garage.
- Vehicles left on jacks or improperly stored on blocks may be a life safety issue if left unattended for extended periods of time.
ANTI-LITTER LAW & “BILLS”

While the Broward County Anti-Litter Law prohibits littering on public and private places, the law also addresses the illegal placement of advertising signs or “bills:”

- No person shall throw or deposit any commercial or noncommercial handbill in or upon any sidewalk, street or other public place within the County.  
  Broward County Code of Ordinances, Ch. 21: Art. V, Sec. 21-70

- No person shall throw or deposit any commercial or noncommercial handbill in or upon any vehicle.  
  Broward County Code of Ordinances, Ch. 21: Art. V, Sec. 21-71

- No person shall throw, deposit or distribute any commercial or noncommercial handbill in or upon private premises which are inhabited, except by handing or transmitting any such handbill directly to the owner, occupant or other person then present in or upon such private premises or if handbill is placed or deposited as to secure or prevent such handbill from being blown or drifted about such premises or sidewalks, streets or other public places, except that mailboxes may not be so used when so prohibited by federal postal law or regulations.  
  Broward County Code of Ordinances, Ch. 21: Art. V, Sec. 21-73

- No person shall post or affix any notice, poster or other paper or device, calculated to attract the attention of the public, to any public utility pole, or upon any public structure or building, except as may be authorized or required by law.  
  Broward County Code of Ordinances, Ch. 21: Art. V, Sec. 21-75

Often, business owners may use the services of “Bandit” or “Snipe” sign companies that illegally place hundreds of signs over a weekend. While it is legal to make and sell these advertising signs, the placement of them in public rights of way, on vacant lots, or on private property without permission is illegal.

Any temporary sign that is placed on public property or property owned or used by Broward County or any other governmental entity except as consequent to and for the duration of a noncommercial speech activity shall be subject to removal without notice by Broward County.
RENTAL HOUSING INSPECTION

All owners of rental properties containing four (4) units or less are required to apply for and obtain a Residential Rental Certificate of Use to rent property that is located within the BMSD. The purpose of this program is to focus on strengthening neighborhoods with high numbers of rental properties by ensuring high housing and property maintenance standards are maintained. The landlord registration portion of the program provides the County with the necessary database of current and accurate information required to contact a property owner, or designated agent, in case of health or safety violations at the property or in the case of an emergency. This program addresses neighborhood concerns such as:

- Need to improve property management
- Desire for increased property and landscape maintenance
- Tenants’ lack of financial ability or unwillingness to adequately address rehabilitation needs
- Need to educate property managers, landlords, and tenants on established codes and ordinances
- Need to maintain proper contact information for residential rental properties in case of emergencies or to advise of nuisance activities

Application forms and additional program information may be found by visiting the Planning and Development Management website at: broward.org/planning or call 311 or 954-831-4000.

CODE ENFORCEMENT/COMPLAINT RESPONSE

In many instances, Code Compliance investigates a code violation and takes compliance action when a citizen reports a potential violation. If you think you know of a potential violation, you may report it in any of the following ways:

Email: codecomplaint@broward.org
Telephone: Dial 311 or 954-831-4000.
In person: Visit the Code Enforcement Section at Broward County Government Center West, 1 N. University Dr., Plantation, FL 33324.

If you wish to be contacted in regards to the status of the investigation, you may provide your contact information or email address, and request a follow-up call or email. You may remain anonymous if you wish, but in some instances, more information may be needed in order to investigate certain complaints on private property.

When reporting a possible violation, you should provide the Code Enforcement Section with the exact address of the building, unit number if applicable, or as specific a location as possible to enable the officer to locate the property. Then describe the condition you have observed. After receiving a citizen request, staff will inspect any property as soon as possible to determine if a code violation exists. Health and safety related complaints are the highest priority. If a violation is found, a notice will be either hand-delivered or mailed to the property owner or they may receive a door hanger requiring compliance by a certain date.
If you receive a notice of violation, carefully read the notice to find out what the violation is, correct the problem, and do so promptly. If you are not sure what the violation(s) are for or would like to speak with the issuing officer please contact them using the information provided on the notice. You can ask for additional time provided you are making progress on the violations. Some of the problems may be serious and correction should not be delayed.

If appropriate action to correct the problems is not taken, there are several possible consequences. If legal action becomes necessary, your case may be forwarded to a hearing and you will be requested to appear before the Broward County Code Enforcement Special Magistrate to explain your case. The Special Magistrate is authorized to issue orders commanding compliance with the code of ordinances and daily running fines may occur until the violations are corrected, which could result in liens being recorded against your property.

A Code Enforcement Officer may also issue a non-criminal citation with fines, for violations that exist or remain uncorrected. Penalties range from **$50-$250** for first offenses and **$100-$500** for repeat violations. In addition, the County may arrange for health and safety violations to be abated such as a property to be mowed or cleared of junk items, junk vehicles, and other nuisances.

For more detailed information on various Codes of Ordinances, procedures, and penalties involved with Code Enforcement, refer to the relevant codes at [municode.com/Library/FL](http://municode.com/Library/FL).

Broward.org/MunicipalServicesDistrict

CodeComplaint@broward.org