



Detroit, Michigan - Code of Ordinances
PART IV CITY CODE (Chapters 1–20)

Sec. 8-15-14. - Intent of code.

The Property Maintenance Code shall be construed to secure its expressed intent, which is to ensure the public health, safety, and welfare insofar as they are affected by the continued occupancy and maintenance of buildings, premises, and structures within the City. Existing buildings, premises, and structures that do not comply with this article shall be altered or repaired to provide a minimum level of health, safety, and welfare as required by this article.

Sec. 8-15-3. - Definitions: A–B.

For purposes of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section:

Blight violation means any unlawful act, or any omission or failure to act, which is designated by the 2019 Detroit City Code as a blight violation pursuant to Sections 4l(4) and 4q(4) of the Michigan Home Rule City Act, being MCL 117.4l(4) and 117.4q(4).

Sec. 8-15-46. - Violation as public nuisance; abatement.

Any premises, as defined in Section 8-15-8 of this Code, that is maintained in a condition in violation of this article is declared a public nuisance. The violation shall be corrected and the public nuisance shall be abated by the owner or operator of the premises, any persons having interest in the property, or, where present, co-box controllers. A determination of the hearing officer that the owner or operator of the premises, any person having interest in the property, or any co-box controller, is responsible for a blight violation under this article shall order the violator to correct the violation and abate the public nuisance.

(Code 1984, § 9-1-51; Ord. No. 03-15, § 1(9-1-51), eff. 3-5-2015; Ord. No. 2021-32, § 1, eff. 10-22-2021)

Sec. 8-15-48. - Curing or disputing correction notice; right of entry by City to abate public nuisance; obstruction of City employees and agents prohibited.

(a) Where the recipient of a correction notice has not cured the violations within the cure period stated in the notice, or disputed the notice, in addition to powers granted in this article, including Sections 8-15-40 and 8-15-42 of this Code, the City, through its authorized employees, agents, or contracted parties, may enter upon the premises and abate the public nuisance by means determined by the City.

(b) A recipient of a correction notice may dispute the notice by contacting the Buildings, Safety Engineering and Environmental Department in the manner specified in the correction notice, which shall be established by rule adopted by the Department. Where notice of a dispute is allowed by telephone, the Department shall establish a method to verify and track receipt of correction notices that are disputed via telephone.

(c) Where a correction notice is disputed by the recipient, the City's right of entry under this section shall be suspended until a blight violation proceeding has determined that a blight violation exists or a court has determined that a violation or public nuisance exists.



(d) Where the correction notice is not disputed by the recipient within the cure period, the opportunity to object to the City's entry to cure the violation and abate the public nuisance is deemed waived.

(e) Upon a blight violation determination that the owner or operator, or any persons having interest in the property, are responsible for a blight violation, the City, through its authorized employees, agents, or contracted parties, may enter upon the premises and abate the public nuisance by means determined by the City.

(f) Authorized City employees and agents, or contracted parties, shall be granted free access to and from the premises, as defined in Section 8-15-8 of this Code, for the work necessary to accomplish abatement of any violation of this article that is found to exist. Any person who obstructs or prevents a City employee from performing such work is subject to issuance of a misdemeanor under Section 31-2-2 of the 2019 Detroit City Code.

(Code 1984, § 9-1-53; Ord. No. 03-15, § 1(9-1-53), eff. 3-5-2015)

Sec. 8-15-49. - Costs of abatement; collection of costs for City abatement of public nuisances.

The entire cost of abatement actions taken, or caused to be taken, pursuant to Section 8-15-48 of this Code shall be paid by the owner. The City's costs, including administrative fees, labor and materials, to secure compliance with a blight violation order or to abate a public nuisance under this article may be included in a blight violation determination. In accordance with Section 8-15-12 of this Code, the City may use all available remedies to secure compliance and payment, except where limited or prohibited by law.

(Code 1984, § 9-1-54; Ord. No. 03-15, § 1(9-1-54), eff. 3-5-2015)