

1 Introduced August 11, 2009, by Councilman  
2 Cusimano, seconded by Councilman Hicks, (by  
3 request of Administration)

4 **Item No. 09-08-2817**

5 **ORDINANCE NO. 3547**

6  
7 An ordinance amending the Code of Ordinances of the City of Slidell,  
8 Chapter 16 Health and Sanitation, by adding a new Article V, relative to nuisances and  
9 property standards.  
10

11 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that the  
12 Code of Ordinances of the City of Slidell, Chapter 16, Health and Sanitation, is hereby  
13 amended to add a new Article V to read as follows:  
14

15 **Article V. Nuisances and Property Standards**

16 **In General**

17 Sec. 16-71. Violation of minimum property standards established by this Article declared  
18 nuisance and prohibited conduct.

19 Sec. 16-72. General penalty for violation of Article.

20 Sec. 16-73. Penalties and abatement procedures established by this Article not  
21 exclusive; power of City to abate nuisances, impose penalties, and recover  
22 costs of abatement under other provisions of law.  
23

24 Sec. 16-74. Adoption of International Property Maintenance Code

25 Sec. 16-75. Powers and duties of City Property Inspector; duties of other City employees  
26 to assist and cooperate with City Property Inspector.  
27

28 Sec. 16-76. Emergency provisions.

29 Sec. 16-77. Constructive notice by failure or refusal to accept or claim registered or  
30 certified mail; constructive notice to landowner by notice given to name and  
31 address on tax rolls or Clerk of Court records.  
32

33 Secs. 16-78 16-80 Reserved.

34 **Abandoned Vehicles**

35 Sec. 16-81. Definition of "abandoned vehicle" and "abandonment of a vehicle."  
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4 Sec. 16-82. Prohibition of abandonment of vehicle; declaration of abandonment of a  
5 vehicle and abandoned vehicle as nuisance.

6 Sec. 16-83. Abatement of nuisance created by abandonment of a vehicle or abandoned  
7 vehicle; removal and disposition of abandoned vehicle; costs of abatement  
8 and removal assessed.

9  
10 Secs.16-84 - 16-90 Reserved.

11 **Derelict or Junk Vehicles**

12 Sec. 16-91. Definition of "derelict or junk vehicle."

13 Sec. 16-92. Prohibition of derelict or junk vehicles; declaration of derelict or junk vehicle  
14 as nuisance.

15 Sec. 16-93. Abatement of nuisance created by derelict or junk vehicle; removal and  
16 disposition of derelict or junk vehicle; costs of abatement and removal  
17 assessed.

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20 Secs.16-94 - 16-100 Reserved.

21 **Littering and Maintenance of Junk**

22 Sec. 16-101. Definition and prohibition of "littering;" littering declared public nuisance

23 Sec. 16-102. Abatement of public nuisance created by littering; liability of owner of  
24 premises for costs of abatement; collection of costs of abatement.

25 Sec. 16-103. Definition of "junk" and "maintenance of junk."

26 Sec. 16-104. Prohibition of maintenance of junk; declaration of maintenance of junk as  
27 public nuisance.

28 Sec. 16-105. Abatement of public nuisance created by maintenance of junk; removal and  
29 disposition of junk; costs of abatement and removal assessed.

30 Sec. 16-106. Intentional littering.

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32 Secs. 16-107 – 16-110 Reserved.

33 **Dangerous or Unsafe Structures**

34 Sec. 16-111. Demolition and/or removal of dangerous or unsafe structures in accordance  
35 with state law; recovery of costs in accordance with state law.

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4 Sec. 16-112 Securing dangerous or dilapidated structures.

5 **IN GENERAL**

6 **Sec. 16-71. Violation of minimum property standards established by this Article**  
7 **declared nuisance and prohibited conduct.**

8  
9 (a) The City of Slidell (hereinafter "City"), acting pursuant to its power and  
10 responsibility to preserve and protect the health, safety, and welfare of the citizens of the  
11 City, and acting pursuant to the power vested in the City by the State of Louisiana and  
12 Section 1-06 of the Charter of the City of Slidell, hereby establishes in this Article certain  
13 minimum standards for the use of property in the City.  
14

15 (b) The City of Slidell further declares that the violation of the minimum property  
16 standards established by this Article is contrary to the health, safety, and welfare of the  
17 citizens of the City, shall constitute a public nuisance, shall be subject to abatement and  
18 removal as provided in this Article, and shall subject the violator to the penalties and  
19 liabilities established by this Article.  
20

21 **Sec. 16-72. General penalty for violation of Article.**

22 In addition to any penalty or liability which may be established by this Article or  
23 other provisions of law, the violation of this Article shall be punishable by the penalty set  
24 forth in Ordinance Section 1-12.  
25

26 **Sec. 16-73. Penalties and abatement procedures established by this Article not**  
27 **exclusive; power of City to abate nuisances, impose penalties, and**  
28 **recover costs of abatement under other provisions of law.**

29 The penalties and abatement procedures established by this Article shall not  
30 constitute the exclusive remedies available to the City for a violation of this Article, and  
31 no specification of penalties or abatement procedures in this Article shall constitute a  
32 limitation on the power of the City to abate nuisances, impose penalties, and recover costs  
33 of abatement under any other provision of law or jurisprudence now in effect or hereinafter  
34 adopted. The imposition of a penalty or institution of a demand or proceeding authorized  
35 by this Article shall not constitute an election of remedies and shall not limit the power or  
36 authority of the City to seek further penalties or to institute further demands or proceedings  
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4 under any other provision of law or jurisprudence now in effect or hereinafter adopted.

5 **Sec. 16-74. Adoption of International Property Maintenance Code.**

6 The City hereby adopts the 2006 International Property Maintenance Code  
7 published by the International Code Council, Inc. including any amendments thereto which  
8 may be published from time to time.  
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10 **Sec. 16-75. Powers and duties of City Property Inspector; duties of other City**  
11 **employees to assist and cooperate with City Property Inspector.**

12 (a) The City Property Inspectors have the following powers and duties:

- 13 (1) To receive and investigate reports of violations of the minimum property  
14 standards established by this Article.  
15  
16 (2) To enforce the minimum property standards established by this Article  
17 and to initiate such enforcement actions under this Article as he may  
18 deem necessary.  
19  
20 (3) To issue such notices as may be required or permitted by this Article or  
21 other governing law.  
22  
23 (4) To enter into and/or upon public and/or private property to the maximum  
24 extent permitted by law for any purpose related to the exercise of his  
25 powers or the performance of his duties.  
26  
27 (5) To request and obtain the assistance and cooperation of St. Tammany  
28 Fire Protection District No. 1, and employees of the City, including, but  
29 not limited to, the, the public works department, and law enforcement  
30 officials for the exercise of his powers or the performance of his duties.  
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32 (6) To act through duly authorized agents or designees.  
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34 (7) To perform such additional duties and tasks as may be assigned.

35 (b) The employees of the City, including, but not limited to, the employees of the  
36 public works department, and law enforcement officials shall at all times, upon request of  
37 the City Property Inspector or otherwise, assist and cooperate with the City Property  
38 Inspector in the performance of his powers and duties. At the discretion of the City, other  
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4 employees of the City may be designated to carry out certain powers and duties of the City  
5 Property Inspector from time to time, and the validity of a notice, enforcement action, or  
6 abatement action shall not be subject to challenge because it was issued, initiated,  
7 maintained, or pursued by an employee of the City other than the City Property Inspector.

8 **Sec. 16-76. Emergency provisions.**

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10 The delays and procedures established by this Article shall be the maximum  
11 required for compliance with the property standards specified herein. In the event that a  
12 violation of a property standard of this Article poses an imminent threat to life, health, or  
13 safety, the City may immediately remedy, remove, and/or abate such a violation, including,  
14 but not limited to, immediate removal or abatement of anything or condition which is part of  
15 such a violation.  
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17 **Sec. 16-77. Constructive notice by failure or refusal to accept or claim registered or**  
18 **certified mail; constructive notice to landowner.**

19  
20 Whenever a notice under this Article is given by registered or certified mail and the  
21 addressee of such registered or certified mail fails or refuses to accept or claim such  
22 registered or certified mail, the notice contained in such registered or certified mail shall be  
23 deemed to have been given to the addressee. Whenever a notice under this Article is  
24 required or permitted to be given to the owner of immovable property, notice shall be  
25 deemed to be given to such owner when it is mailed to the name and address of the  
26 person or persons listed as owner of such property on the then current records of the St.  
27 Tammany Parish Tax Assessor or the St. Tammany Clerk of Court.  
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29 **Secs.16-78 - 16-80 Reserved.**

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32 **ABANDONED VEHICLES**

33 **Sec. 16-81. Definition of "abandoned vehicle" and "abandonment of a vehicle."**

34 (a) For purposes of this Article, "abandoned vehicle" means any of the  
35 following:  
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- 4 (1) A vehicle which is inoperable and is left unattended on public property  
5 for more than twenty four hours; or  
6  
7 (2) A vehicle which inoperable and is left unattended on the shoulder of a  
8 right-of-way of highway or street for more than three days; or  
9  
10 (3) A vehicle which has remained illegally on public property for more than  
11 three days; or  
12  
13 (4) A vehicle that has remained on private property without the consent or  
14 person in control of the property for more than three days.

15 (b) For purposes of this article, "abandonment of a vehicle" means the  
16 placement, leaving, keeping, disposition, or storage of a vehicle under the conditions  
17 specified in any of the Subsections (1), (2), (3) or (4) of this Section.  
18

19 **Sec. 16-82. Prohibition of abandonment of vehicle; declaration of abandonment of a**  
20 **vehicle and abandoned vehicle as nuisance.**

21 The abandonment of a vehicle is a violation of this Article and is hereby prohibited.  
22 The abandonment of a vehicle, and an abandoned vehicle, are contrary and inimical to the  
23 public health, safety and welfare, for the following non-exclusive reasons: abandoned  
24 vehicles may attract persons of tender years, who, being so attracted, may play in and  
25 about them and be injured in so doing; and such vehicles so placed, abandoned, left, kept  
26 or stored out-of-doors, exposed to the elements, deteriorate and in themselves are  
27 unsightly and, deteriorating, become more unsightly, promote blight, and are detrimental to  
28 and depreciate the value of the properties in the respective neighborhoods where they are  
29 located, and in the City as a whole; and such vehicles invite plundering and vandalism;  
30 and such vehicles create fire hazards and attract rodents and insects; and such vehicles  
31 interfere with the free, safe, and unobstructed use of the public or private property in the  
32 vicinity of their location. Therefore, the abandonment of a vehicle, and an abandoned  
33 vehicle, are hereby declared public nuisances.  
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4 **Sec. 16-83. Abatement of nuisance created by abandonment of a vehicle or**  
5 **abandoned vehicle; removal and disposition of abandoned vehicle;**  
6 **costs of abatement and removal assessed.**

7 (a) The City may abate the public nuisance created by abandonment of a vehicle  
8 and by an abandoned vehicle by removing, taking custody of, and/or disposing of an  
9 abandoned vehicle by any of the methods provided in this Section. The City, in its  
10 discretion, may employ its own personnel, equipment, and facilities for the purposes of  
11 removing, preserving, or storing abandoned vehicles, or the City, in its discretion, may  
12 employ other persons, equipment, and facilities for any or all of these purposes.  
13

14 (b) Whenever any vehicle is determined to be an abandoned vehicle and the  
15 City determines that a tow truck operator shall remove and dispose of the abandoned  
16 vehicle, the City shall conduct the removal and disposition of the abandoned vehicle in  
17 accordance with the following procedure:  
18

- 19 (1) The City Property Inspector or Mayor's designee shall notify law  
20 enforcement officials, who shall post a notice on the windshield of the  
21 abandoned vehicle directing that the vehicle be removed from its  
22 location within 24 hours. Additionally, the notice shall direct that the  
23 failure to remove the vehicle may result in the vehicle being removed by  
24 the City of or by a tow truck operator acting on behalf of the City.  
25  
26 (2) If the abandoned vehicle is not removed within 24 hours from date of  
27 posting of the notice required by subsection (b)(1) of this Section, the  
28 vehicle may be removed and disposed of by a tow truck operator acting  
29 on behalf of the City. No further action by the City shall be required, and  
30 the procedures provided in this Section shall constitute a request of the  
31 City to the tow truck operator to remove the vehicle.  
32  
33 (3) If a tow truck operator removes an abandoned vehicle pursuant to this  
34 Section, the tow truck operator shall store and may dispose of the  
35 vehicle pursuant to the Louisiana Towing and Storage Act.  
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4 (c) Whenever any vehicle is determined to be an abandoned vehicle and the  
5 City determines that the City shall remove and dispose of the abandoned vehicle, the City  
6 shall conduct the removal and disposition of the abandoned vehicle in accordance with any  
7 provisions of Louisiana law now or hereinafter existing, including, but not limited to, La.  
8 R.S. 32:471--32:476.

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10 **Secs. 16-84 - 16-90 Reserved.**

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13 **DERELICT OR JUNK VEHICLES**

14 **Sec. 16-91. Definition of derelict or junk vehicle.**

15 (a) For purposes of this article, "derelict or junk vehicle" means a vehicle which  
16 is in any of the following states or conditions:

- 17 (1) Wrecked;  
18 (2) Dismantled;  
19 (3) Partially dismantled;  
20 (4) Not lawfully operable on public streets. If a vehicle, on its own power,  
21 can start and move forward and backward at least ten feet, there shall  
22 be a rebuttable presumption that said vehicle is operable.  
23  
24

25 (b) A vehicle being stored or otherwise maintained for spare parts for the repair  
26 of any other vehicle shall nevertheless be a "derelict or junk vehicle" if the elements of the  
27 definition in Subsection (a) of this Section are otherwise satisfied.

28 (c) Notwithstanding the provisions of Subsections (a) and (b) of this Section,  
29 "derelict or junk vehicle" shall not include:

- 30 (1) Any motor vehicle in operable condition specifically adapted or  
31 constructed for racing or operation on privately owned raceways, which  
32 is maintained or kept on private property.  
33  
34 (2) Any operable motor vehicle retained by the owner on private property  
35 for antique collection purposes rather than for salvage or for  
36 transportation, provided that such vehicle is at least 25 years old or has  
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4 a current and valid Louisiana antique license plate and certificate of  
5 registration.

6 (3) Parts from antique vehicles maintained on private property which are  
7 being used for restoration purposes.

8 (4) Any motor vehicle stored on private property as the property of a  
9 member of the armed forces of the United States who is on active duty  
10 assignment.

11 (5) Any motor vehicle stored in a garage.

12 (6) Storage of a motor vehicle by a lawfully permitted tow truck operator,  
13 salvage yard, or junkyard, provided that such storage is in full  
14 compliance with any and all laws and regulations applicable to such  
15 storage.  
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19 **Sec. 16-92. Prohibition of derelict or junk vehicles; declaration of derelict or junk**  
20 **vehicle as nuisance.**

21 Derelict or junk vehicles, and the placement, leaving, keeping, disposition, or  
22 storage of a derelict or junk vehicle, are violations of this Article and are hereby prohibited.  
23 Derelict or junk vehicles, and the placement, leaving, keeping, disposition, or storage of a  
24 derelict or junk vehicle, are contrary and inimical to the public health, safety and welfare,  
25 for the following non-exclusive reasons: derelict or junk vehicles may attract persons of  
26 tender years, who, being so attracted, may play in and about them and be injured in so  
27 doing; and such vehicles so placed, abandoned, left, kept or stored out of doors, exposed  
28 to the elements, deteriorate and in themselves are unsightly and, deteriorating, become  
29 more unsightly, promote blight, and are detrimental to and depreciate the value of the  
30 properties in the respective neighborhoods where they are located, and in the City as a  
31 whole; and such vehicles invite plundering and vandalism; and such vehicles create fire  
32 hazards and attract rodents and insects; and such vehicles interfere with the free, safe,  
33 and unobstructed use of the public or private property in the vicinity of their location.  
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4 Therefore, derelict or junk vehicles, and the placement, keeping, disposition, or storage of  
5 a derelict or junk vehicle, are hereby declared public nuisances.

6 **Sec. 16-93. Abatement of nuisance created by derelict or junk vehicle; removal and**  
7 **disposition of derelict or junk vehicle; costs of abatement and removal**  
8 **assessed.**

9  
10 (a) The City may abate the public nuisance created by a derelict or junk vehicle  
11 and by the placement, keeping, disposition, or storage of a derelict or junk vehicle by  
12 removing, taking custody of, and/or disposing of a derelict or junk vehicle by the method  
13 provided in this Section. The City may abate such nuisances whether they exist on public  
14 property or on private property. The City, in its discretion, may employ its own personnel,  
15 equipment, and facilities for the purposes of removing, preserving, or storing derelict or  
16 junk vehicles, or the City, in its discretion, may employ other persons, equipment, and  
17 facilities for any or all of these purposes.

18  
19 (b) Whenever any vehicle is determined to be a derelict or junk vehicle, the City  
20 shall conduct the removal and disposition of the derelict or junk vehicle in accordance with  
21 the following procedure:

- 22  
23 (1) The City shall post a notice on the windshield of the derelict or junk  
24 vehicle directing that the vehicle be removed from its location within 10  
25 calendar days and the notice shall direct that the failure to remove the  
26 vehicle may result in the vehicle being removed by the City or by a tow  
27 truck operator acting on behalf of the City. In the event that the owner or  
28 occupant of the premises upon which the derelict or junk vehicle is  
29 located is to be taxed for the costs of abatement, reasonable notice  
30 shall also be sent to the owner or occupant of said premises, directing  
31 that the vehicle be removed from its location within 10 calendar days,  
32 and the notice shall direct that the failure to remove the vehicle may  
33 result in the vehicle being removed by the City of Slidell or by a tow  
34 truck operator acting on behalf of the City, and that in such event, the  
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4 owner or occupant shall be assessed for the costs of removal and  
5 abatement.

6  
7 (2) If the derelict or junk vehicle is not removed within 10 calendar days,  
8 from date of the notice required by subsection (b)(1) of this Section, the  
9 vehicle may be removed and disposed of by a tow truck operator on  
10 behalf of the City in accordance with subsection (b)(3) of this Section, or  
11 the City may elect to remove and dispose of the vehicle in accordance  
12 with Subsection (b)(4) of this Section.

13  
14 (3) If a tow truck operator removes a derelict or junk vehicle pursuant to this  
15 Section, the tow truck operator shall store and may dispose of the  
16 vehicle pursuant to the Louisiana Towing and Storage Act.

17  
18 (4) If the City removes a derelict or junk vehicle pursuant to this Section,  
19 the City may dispose of the vehicle by any one or more of the following  
20 methods, at its option:

- 21 a. The City may cause the vehicle to be delivered to a salvage or scrap  
22 facility and surrendered as scrap;  
23  
24 b. The City may negotiate with any towing company or companies an  
25 agreement or agreements whereby the towing company or  
26 companies shall remove the vehicle in consideration of the towing  
27 company or companies receiving any salvage or scrap value which  
28 may be obtainable from the disposition of the vehicle;  
29  
30 c. The City may otherwise dispose of the vehicle by any cost effective  
31 means available, including, but not limited to, the authorization of the  
32 City to pay reasonable fees to any third party willing to accept the  
33 vehicle if disposition of the vehicle is not immediately available by  
34 either of the methods specified in Subsections (b)(4)(a) or (b)(4)(b)  
35 of this Section.  
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4 (c) To the extent that the City may incur any cost associated with the removal or  
5 abatement of the public nuisance caused by a derelict or junk vehicle, the owner of the  
6 derelict or junk vehicle, and/or any person placing, keeping, or storing the derelict or junk  
7 vehicle, and/or any owner or occupant of premises upon which the derelict or junk vehicle  
8 is placed, kept, or stored, shall be liable to the City for such costs. In the event that the  
9 owner of the premises upon which the derelict or junk vehicle was located is taxed for such  
10 costs, such costs, along with reasonable administrative charges, may be represented and  
11 secured by a privilege and lien preserved and enforced as permitted by applicable law,  
12 including, but not limited to, La. R.S. 33:4766.

13 **Secs. 16-94 - 16-100 Reserved.**

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17 **LITTERING AND MAINTENANCE OF JUNK**

18 **Sec. 16-101. Definition and prohibition of "littering;" littering declared public**  
19 **nuisance.**

20  
21 All owners and occupants of any building, house, structure, or grounds shall be held  
22 responsible for the cleanliness of their premises and of the private alleys and neutral  
23 grounds immediately adjacent to their premises, and all owners and occupants of any  
24 building, house, structure or grounds and all business owners and managers of stores,  
25 restaurants, markets or stands shall be responsible for keeping sidewalks and parking lots  
26 servicing their building occupied by them in a clean condition. It is hereby declared  
27 unlawful to sweep, blow, deposit, throw, allow or permit paper, trash, litter, all forms of  
28 solid waste, dirt, yard waste or other material into the streets, sidewalks, parking lots,  
29 drains, ditches, swales, or other drainage mechanism, or other public ways adjacent to  
30 such stores, restaurants, homes and structures or to allow such forms of solid waste to  
31 accumulate on private property. Violation of these property standards is hereby defined as  
32 "littering" for purposes of this Article, and such littering is contrary to and inimical to the  
33 public health, safety, and welfare for the following non-exclusive reasons: such littering  
34 creates hazards of fire and disease; and such littering may attract persons of tender years,  
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4 who, being so attracted, may play in and about them and be injured in so doing; and such  
5 littering is unsightly and, upon deteriorating, becomes more unsightly, promotes blight, and  
6 is detrimental to and depreciates the value of the properties in the respective  
7 neighborhoods where it is located, and in the City as a whole; and such littering invites  
8 plundering and vandalism; and such littering attracts rodents and insects; and such littering  
9 interferes with the free, safe, and unobstructed use of the public or private property in the  
10 vicinity of its location. Therefore, littering is hereby declared to be a public nuisance.  
11

12 **Sec. 16-102. Abatement of public nuisance created by littering; liability of owner of**  
13 **premises for costs of abatement; collection of costs of abatement.**  
14

15 (a) The City is hereby authorized to abate the public nuisance created by  
16 littering, and in so doing, to enter those areas declared to be in violation after proper  
17 notification to the owner and/or occupant and to collect, remove, pick up and haul away  
18 any violating garbage, trash or solid waste to a place of disposal. The City may abate such  
19 nuisances whether they exist on public property or on private property. The City, in its  
20 discretion, may employ its own personnel, equipment, and facilities for the purposes of  
21 abating a public nuisance created by littering, or the City, in its discretion, may employ  
22 other persons, equipment, and facilities for this purpose.  
23

24 (b) The City shall not undertake any work to abate a public nuisance created by  
25 littering until the owner or occupant of the immovable property where the nuisance is  
26 situated has had the opportunity to do the work himself within at least 10 days after  
27 reasonable notice has been given to him, or in his absence from the City, to the agent of  
28 leased or occupied premises or, if the agent is not known, to the occupant thereof, or if not  
29 leased or occupied, by advertisement in the official journal of the City for two days within a  
30 five day period.  
31

32 (c) The actual cost to the City in having such work performed, along with  
33 reasonable administrative charges, is declared to be:  
34

- 35 (1) A personal liability of the owner or occupant of the immovable property  
36 where the work is performed; and  
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- 4 (2) A personal liability of any person who committed an act of littering out of  
5 which the work arises; and  
6  
7 (3) A personal liability of any person who permitted or suffered an act of  
8 littering out of which the work arises; and  
9  
10 (4) A charge, cost or expense of the immovable property where the work is  
11 performed, which may be represented, secured, and collected by a  
12 privilege and lien preserved and enforced as permitted by applicable  
13 law, including, but not limited to, La. R.S.33:4766.

14 **Sec. 16-103. Definition of "junk" and "maintenance of junk."**

- 15 (a) For purposes of this article, "junk" means any of the following:  
16  
17 (1) Any discarded material or article, not placed for collection and disposal  
18 in accordance with all laws and regulations and all specifications and  
19 requirements of the collector of solid waste.  
20  
21 (2) Any material or article which has no further useful life in its original form  
22 and has not been converted to another useful purpose.  
23  
24 (3) Any unused appliance and/or parts thereof, including but not limited to a  
25 washing machine, clothes dryer, refrigerator and freezer.  
26  
27 (4) Machinery and/or equipment or parts thereof, other than derelict or  
28 junked vehicles or abandoned vehicles as defined in Sections 16-61  
29 and 16-71 of this Article, which, by reason of deterioration through  
30 rusting, rotting or otherwise, have become inoperable and/or unusable  
31 for the purpose for which they were intended.  
32  
33 (5) Construction and other debris, including, but not limited to, railroad  
34 cross ties (when not incorporated into railroad track beds and not used  
35 for landscaping); excess or remnant building materials; vegetative  
36 matter; and trees, shrubs, and other debris resulting from land clearing,  
37 construction site preparation, or construction site modification.  
38  
39 (6) Wastepaper, boxes and crates and/or parts thereof.

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4 (b) For purposes of this article, "maintenance of junk" means the placement,  
5 keeping, leaving, or storage of "junk" as defined in subsection (a) of this Section, except  
6 under the circumstances specified in subsection (c) of this Section.  
7

8 (c) Notwithstanding the provisions of Subsection (b) of this Section,  
9 "maintenance of junk" shall not include any of the following:

- 10 (1) Placement, keeping, leaving or storage of junk by a lawfully permitted  
11 salvage yard or junkyard, provided that such salvage yard or junkyard is  
12 in full compliance with any and all laws and regulations applicable to its  
13 operations.  
14  
15 (2) Placement, keeping, leaving, or storage of junk in an enclosed building,  
16 including a carport or garage permanently attached to a residential  
17 dwelling.  
18

19 **Sec. 16-104. Prohibition of maintenance of junk; declaration of maintenance of junk**  
20 **as public nuisance.**

21 Maintenance of junk is a violation of this Article and is hereby prohibited,  
22 Maintenance of junk is contrary to and inimical to the public health, safety, and welfare for  
23 the following non- exclusive reasons: junk, unless properly contained and regulated,  
24 creates hazards of fire and disease; and junk, unless properly contained and regulated,  
25 may attract persons of tender years, who, being so attracted, may play in and about them  
26 and be injured in so doing; and junk, unless properly contained and regulated, is unsightly  
27 and, upon deteriorating, becomes more unsightly, promotes blight, and is detrimental to  
28 and depreciates the value of the properties in the respective neighborhoods where it is  
29 located, and in the City as a whole; and junk, unless properly contained and regulated,  
30 invites plundering and vandalism; and junk, unless properly contained and regulated,  
31 attracts rodents and insects; and junk, unless properly contained and regulated, interferes  
32 with the free, safe, and unobstructed use of the public or private property in the vicinity of  
33 its location. Therefore, the maintenance of junk is hereby declared to be a public nuisance.  
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39

4 **Sec. 16-105. Abatement of public nuisance created by maintenance of junk;**  
5 **removal and disposition of junk; costs of abatement and removal**  
6 **assessed.**

7 (a) The City may abate the public nuisance created by maintenance of junk by  
8 removing, taking custody of, and/or disposing of the violating junk by the method provided  
9 in this Section. The City may abate such nuisances whether they exist on public property  
10 or on private property. The City, in its discretion, may employ its own personnel,  
11 equipment, and facilities for the purposes of abating a public nuisance caused by  
12 maintenance of junk, or the City, in its discretion, may employ other persons, equipment,  
13 and facilities for this purpose.  
14

15  
16 (b) Whenever maintenance of junk is determined to exist, the City shall conduct  
17 the removal and disposition of the violating junk in accordance with the following  
18 procedure:

19 (1) If the City determines that the violating junk is of such size and number  
20 as to permit individual identification, the City may post a notice on the  
21 violating junk, directing that it be removed from its location within 10  
22 calendar days. Additionally, the notice shall direct that the failure to  
23 remove the violating junk within 10 calendar days may result in the junk  
24 being removed by or on behalf of the City.  
25

26  
27 (2) If the City determines that the violating junk is not of such size and  
28 number as to permit individual identification, the City Property Inspector  
29 or Mayor's designee may send notice by either of the following  
30 methods:  
31

32 a. The City may post a notice on the premises where the violation  
33 exists, reasonably identifying the violating junk, and directing that it  
34 be removed from its location within 10 calendar days. Additionally,  
35 the notice shall direct that the failure to remove the violating junk  
36 within 10 calendar days may result in the junk being removed by or  
37 on behalf of the City of Slidell.  
38  
39



4 b. The City may send a letter to the owner or occupant of the premises  
5 where the violation exists, reasonably identifying the violation exists  
6 reasonably identify the violating junk, and directing that it be removed  
7 from its location within 10 calendar days. Additionally, the notice shall  
8 direct that the failure to remove the violating junk within 10 calendar  
9 days may result in the junk being removed by or on behalf of the City.

10  
11 (3) If the violating junk is not removed within 10 calendar days, from the  
12 date of the giving of the notice required by subsections (b)(1) or (b)(2) of  
13 this Section, the violating junk may be removed and disposed of by or  
14 on behalf of the City of Slidell.

15  
16 (4) After removal of junk pursuant to this Section, the City may dispose of  
17 the junk by anyone or more of the following methods, at its option:

18 a. The City may cause the junk to be delivered to a salvage or scrap  
19 facility and surrendered as scrap;

20  
21 b. The City may negotiate with any third party an agreement or  
22 agreements whereby the third party shall remove the junk in  
23 consideration of the third party receiving any salvage or scrap  
24 value which may be obtainable from the disposition of the junk;

25  
26 c. The City may otherwise dispose of the junk by any cost effective  
27 means available, including, but not limited to, the authorization of  
28 the City to pay reasonable fees to any third party willing to accept  
29 the junk if disposition of the junk is not immediately available by  
30 either of the methods specified in Subsections (b)(4)(a). or  
31 (b)(4)(b) of this Section.  
32  
33

34  
35 (c) To the extent that the City may incur any cost associated with the removal or  
36 abatement of the public nuisance caused by maintenance of junk, the actual cost to the  
37  
38  
39

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4 City in having such work performed, along with reasonable administrative charges, is  
5 declared to be:

- 6 (1) A personal liability of the owner or occupant of the immovable property  
7 where the work is performed; and  
8 (2) A personal liability of any person who committed an act of maintenance  
9 of junk out of which the work arises; and  
10 (3) A personal liability of any person who permitted or suffered an act of  
11 maintenance of junk out of which the work arises; and  
12 (4) A charge, cost or expense of the immovable property where the work is  
13 performed, which may be represented, secured, and collected by a  
14 privilege and lien preserved and enforced as permitted by applicable  
15 law, including, but not limited to, La. R.S. 33:4766.  
16  
17  
18

19 **Secs. 16-106 - 16-110 Reserved.**

20  
21 **DANGEROUS OR UNSAFE STRUCTURES**

22 **Sec. 16-111. Demolition and/or removal of dangerous or unsafe structures in**  
23 **accordance with state law; recovery of costs in accordance with state**  
24 **law.**

25  
26 The City is hereby authorized to demolish and/or remove dangerous or unsafe  
27 structures in accordance with any and all provisions of law now or hereinafter existing,  
28 including, but not limited to, La. R.S. 33:4761 through 4767, inclusive. The City is further  
29 authorized to recover its costs of demolition, removal, and/or maintenance, along with  
30 administrative fees, attorney's fees and interest, in accordance with any and all provisions  
31 of law now or hereinafter existing, including, but not limited to, La. R.S. 33:4766.  
32

33 **Sec. 16-112. Securing dangerous or dilapidated structures**

34 (a) City finds, determines and declares that buildings which are abandoned and  
35 improperly boarded for any appreciable period of time become an attractive nuisance to  
36 children, a harborage of rodents, prime locations for illegal activities, an increase fire  
37 hazard, a blight that causes deterioration and instability in neighborhoods, invites dumping  
38  
39

4 of garbage and trash, and pose serious threat to the public's health and safety. The  
5 purpose of this policy is to protect the public health and safety of the citizens of the City.  
6 When necessary for the public health and safety, the owner of all property declared in a  
7 dangerous and dilapidated condition by the City shall board and secure the structure or  
8 condition within the time set forth by the City. The owner is to maintain such boarding or  
9 securing at all times until the structure is brought into full compliance with the applicable  
10 building or abatement codes or until such time as the structure is demolished and  
11 removed. Boarding and securing of the structure or condition does not relieve the owner of  
12 the requirement to diligently repair, rehabilitate or demolish and remove the structure or  
13 condition.  
14

15  
16 (b) Residential or commercial buildings which have code violations and have  
17 been determined to be in a dangerous and dilapidated state shall be secured, for a  
18 temporary period, according to the City Department of Building Safety and the following:  
19

- 20 (1) It is hereby required that the securing of all exterior openings be  
21 accomplished in a neat workmanlike manner according to the following  
22 specifications:  
23  
24 (2) No less than one-half inch thick (1/2") thick CDX weather resistant  
25 plywood must be used,  
26  
27 (3) Plywood must be cut to fit within openings,  
28  
29 (4) Plywood must be securely fastened with two and I-half inch wood  
30 screws, four to six inches on center or with one-half by eight inch round  
31 head bolt with washer, through the center of the plywood with two by  
32 four back up.  
33  
34 (5) The plywood shall be coated with two coats of exterior paint. Color shall  
35 blend with or harmonize with the exterior colors of the building as to be  
36 inconspicuous as possible. All bare wood siding, windows, overhand,  
37 and trim shall also be coated with exterior paint.  
38  
39

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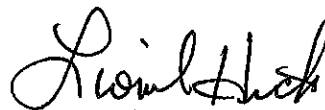
4 (6) Secured structures must be maintained according to the above  
5 specifications until all code violations have been repaired or until the  
6 structure has been demolished according to code requirements.  
7

8 (c) The City may send a letter to the owner of the unsecured premises directing  
9 that it be secured within 10 calendar days. Additionally, the letter shall direct that the  
10 failure to secure the premises within 10 calendar days may result in the premises being  
11 secured by or on behalf of the City.

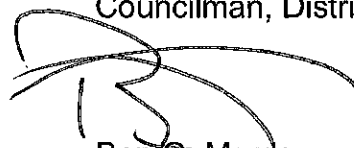
12 (d) To the extent that the City may incur any cost associated with the securing of  
13 the premises, the actual cost to the City in having such work performed, along with  
14 reasonable administrative charges, is declared to be:  
15

- 16 (1) A personal liability of the owner of the immovable property where the  
17 work is performed; and  
18  
19 (2) A charge, cost or expense of the immovable property where the work is  
20 performed, which may be represented, secured, and collected by a  
21 privilege and lien preserved and enforced as permitted by applicable  
22 law, including, but not limited to, La. R.S. 33:4766.”  
23  
24

25 **ADOPTED** this 13th day of October, 2009.

26  
27 

28 Lionel Hicks  
29 Vice President of the Council  
30 Councilman, District A  
31

32 

33 Ben O. Morris  
34 Mayor

35 

36 Thomas P. Reeves  
37 Council Administrator  
38  
39

