

Hillsborough County's Top Code Enforcement Violations

In 2006, the Hillsborough County Code Enforcement Department issued 13,041 violations in unincorporated Hillsborough County, citing a variety of community standards, public health and public safety issues. These violations can lead to fines and, in extreme cases, foreclosure on your home. They also affect the appearance and safety of our community. So, it is important that you know about the Codes and Ordinances that affect your property.

To help you learn more about these issues, we have put together a list of the most common violations that were cited last year and an explanation of the Code or Ordinance that they relate to.

#1: Junk, Trash & Debris

Otherwise known as: All the stuff that belongs in the dump, but never seems to make it there.

Hillsborough County Code states that it is a public nuisance for any owner or occupant to allow the accumulation, abandonment or storage of trash, rubbish or junk on private or public property. These conditions affect public health and result in dangerous and unsanitary conditions.

#2: Inoperable Vehicles

Otherwise known as: Uncle Larry's "classic" truck (motor not included).

Hillsborough County Code states that inoperable vehicles may not be kept in any



residential-zoned area. It refers to any vehicle that is in an abandoned, wrecked, dismantled, scrapped, junked or partially-dismantled condition which includes having uninflated tires, no wheels, or lacking other parts necessary for the normal operation of the vehicle. Additionally, this includes any vehicle that, because of mechanical defects, a wrecked or partially wrecked frame or dismantled parts, cannot be operated in a normal and safe manner.

#3: Overgrown Conditions

*Otherwise known as: When you cannot see Uncle Larry's "classic" truck because the grass is too tall. *Refer to violation #2.*

Hillsborough County Code states that grass and weeds higher than 10 inches in height within 200 feet of any building, recreational area or street right-of-way is not allowed.

#4: Improper Use: Commercial Vehicles

Otherwise known as: When your front yard becomes an all-night truck stop.

Hillsborough County Code states that trucks or trailers with the capacity of more than one ton and made by the manufacturer to be used for commercial use are not allowed to be parked on a residential-zoned property.



#5: Fence Violations

Otherwise known as: When your property looks like a fortress because of the barricade around it.

Hillsborough County Code states that fences may not exceed four feet in the "required" front yard, or six feet on the side and rear yard. It must be constructed of materials that are consistent with the neighborhood and of commonly-used materials (no scrap metal or other offensive material). Barbed wire or other material which may inflict pain or injury are not allowed in residential zones.

#6: Window Violations

Otherwise known as: Just because the neighbor's kid broke the window, doesn't mean you don't have to fix it.

Hillsborough County Code states that every habitable room of a dwelling must have at least one window, skylight or glass door facing directly outdoors. Windows must open and close freely and be in good repair and weather-tight.

#7: Vehicles: Improper Storage of Parts

*Otherwise known as: Parts that belong on Uncle Larry's "classic" truck laying all around the yard. *Refer to violation #2.*

Hillsborough County Code states that automobile, truck, boat or aircraft parts which are stored outside, exposed to the elements, and not otherwise under a roof, are not allowed on a residential-zoned property.

#8: Lack of or Improper Use of Ground Fault Circuit Interrupter (GFCI) Outlets

Remember, unless you want a "permanent" permanent, always use GFCI's.

Hillsborough County Code states that electrical outlets need ground fault circuit interrupter



(GFCI) protection when they are located in bathrooms; by kitchen counters; by wet bar sinks within six feet of the outside edge of the wet bar sink; when located within twenty feet of the inside wall of an indoor or outdoor pool or fountain; and on the outside of a building or structure.



#9: Improper Outside/Open Storage

*Otherwise known as: It's time to build a shed if you're going to store that much stuff. *Some restrictions may apply.*

Hillsborough County Code states that the storage of materials, supplies, merchandise, equipment and commercial vehicles outside of a building is not allowed in residential-zoned areas.

#10: Improper Use of Zone

*Otherwise known as: A home is not a home when you are operating a business out of it. *Some restrictions may apply.*

Zoning regulations define the type and location of businesses and housing throughout the county. The major categories of land uses

are: commercial, residential, agricultural and mixed-use. Hillsborough County Code does not allow a use on a property other than what is permitted by its zoning.

#11: Interior Wall Violations

Otherwise known as: Feeling the outside breezes inside your living room, when the window is closed.

Hillsborough County Code requires that walls must be protected from elements by painting or sealing, and must be in good repair and weather-tight.

#12: Lack of Smoke Detectors

Otherwise known as: Relying on your dog or cat to wake you if there is a fire in your house (not a good idea).

Hillsborough County Code states that operational smoke detectors are required outside all bedroom doors within a reasonable distance, and be mounted in accordance with manufacturer's instructions.



More Information About the Code Enforcement Department

The Hillsborough County Code Enforcement Department enforces the County's Minimum Housing Code, which covers safety and livability requirements in housing. They also oversee the condemnation and demolition of dangerous structures. The department investigates community standard complaints on issues such as inoperable vehicles, rat infestation, trash on lots, and high grass on vacant lots. In addition, they enforce several ordinances and regulations, such as the Graffiti Ordinance and Security Alarm Ordinance. Code Enforcement also oversees the Home Rehabilitation Program, which gives deferred or low interest loans to eligible homeowners to make improvements to their properties, when the properties do not meet the Minimum Housing Code.

How To Contact Us

- Call us at (813) 274-6600
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- Check out our website at: www.hillsboroughcounty.org/
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HILLSBOROUGH COUNTY
Board of County Commissioners

CODE ENFORCEMENT



TOP 12 Code Violations

**DIRTY
DOZEN**
List for **2006**

