

**DEPARTMENT OF BUILDING AND HOUSING
EXECUTIVE SUMMARY**

Ordinance No.

612-2022

Description:

To amend Sections 363.12, 367.04, 367.05, and 3103.09 of the Codified Ordinances of Cleveland, Ohio, 1976, as amended by various ordinances, relating to notices of violation.

Analysis:

Legal service of Building and Housing Code Violation Notices are required as an initial step in the prosecution of non-compliance in Cleveland Municipal Housing Court. This ordinance amends authorized methods of service of a Notice of Violation of the Building and Housing Code, including Notices of Condemnation. Specifically, it will add two additional methods of valid service: regular mail service to the property address that is the subject of the violation notice, and publication (electronic or print) in a newspaper of general circulation in the City. These service methods supplement the previous mandated requirements of personal service, and service by registered or certified mail. Deliberate unclaimed certified mail, as well as difficulty in tracking non-resident, including foreign, property owners and corporations has thwarted effective resolution of code enforcement and been a cause of neighborhood blight. The flexibility of the new service protocols are tools that can significantly aid required violation notification, and eventual prosecution, of absentee owners and agents of neglected properties.