

CODE COMPLIANCE GENERAL INFORMATION

What is Code Compliance?

The Centennial City Council adopted City Codes (laws) specifically designed to address blight, nuisance, land compatibility and zoning regulations -- to ensure the health, safety and quality of life throughout the community are not compromised by conditions that violate these laws. The Code Compliance Division partners with residents, neighborhood associations, public service agencies and other City Departments to facilitate voluntary compliance, develop public outreach programs and establish community priorities for enforcement. Code Compliance Officers respond to a variety of nuisance complaints, land use concerns and also patrol the City to address violations before complaints are received.

What type of codes does the City enforce?

Weeds and grass – grass or weeds in excess of 8” (inches) tall on private property and planting strips between the private property and right-of-way.

Inoperable or junk vehicles on private property – vehicles that are visible from the public right-of-way, unable to lawfully operate on a public roadway due to expired registration and insufficient safety equipment or inability to function.

Stockpiling – use of land for storage of discarded building materials, tires, inoperable equipment, household appliances, scrap metal, scrap plastic, rubbish, refuse, waste or junk.

Fences – fences modified, relocated or newly constructed without benefit of review, permit or approval, or fences in poor structural condition at risk of collapse onto public sidewalks or streets.

Dumpsters – dumpsters on private property in excess of seven (7) days, in the absence of a valid building permit or dumpsters in the public right-of-way except when permitted by the City for a community event.

Storage containers – storage containers on private property in excess of seven (7) days or storage containers in the public right-of-way.

Land Use – any unpermitted or illegal use of property in the City, including but not limited to: home based businesses not registered with the City, sight triangle hazards, temporary signage without benefit of review, permit or approval and unlicensed group homes.

Additionally, a sweep of the City is performed weekly to remove and recycle/dispose of all unpermitted temporary signs placed within thirty (30) feet of a principal corridor.



What is the process for gaining compliance?

When a complaint is received by the City, an officer will visually inspect the property within 72 hours. If a violation is observed, the officer will attempt to make contact with the occupant or property owner and request the violation be corrected. If there is no one on sight, a Courtesy Notice will be left on the property requesting compliance by a specific date, generally 7 days. A follow-up inspection will be conducted after the due date. If the violations have been corrected, the case will be closed; if the violations remain on site, the enforcement process will be escalated in a graduated process, up to and including legal proceedings, fines and abatement. If the City is required to escalate enforcement, all fees and abatement costs will be the responsibility of the property owner.

The City's goal is to gain voluntary compliance by working with property owners/occupants to correct the violations in a timely manner agreeable to both parties.

Can the City enforce my HOA Covenants?

No, the City has no legal authority to enforce HOA covenants. Homeowners' Associations (HOAs) are independent legal entities, similar to private companies. Most HOAs are governed by a private contract that is binding on each individual owner of property within the association's boundaries.

When should I contact Code Compliance?

You should contact Code Compliance when you have a question or a concern about conditions on private property that may be considered a nuisance or safety hazard as noted above in the list of regulations enforced by the Code Compliance Division. Code Compliance will address nuisance and Land Use violations, all other concerns will be referred to the appropriate City Department or other Special District when necessary.

How do I contact Code Compliance?

You may contact the Code Compliance Division by calling 303.325.8000, visiting the City's website at www.centennialco.gov or stop by the office located at 13133 E. Arapahoe Road Centennial, CO 80112. Officers do spend majority of their time in the field; therefore, you may need to leave a message and your phone call will be returned within 24 hours.

Other City Departments and Divisions

- Animal Services: 303-325-8070
- Building Division: 303-754-3321
- Licensing Division: 303-754-3413
- Planning and Development: 303-754-3308
- Public Works: 303-325-8000
- Sheriff's Office: 720-874-3600