

ORDINANCE NO. _____

RESTATED INTERNATIONAL PROPERTY MAINTENANCE ORDINANCE

AN ORDINANCE to restate Division 3 of Article I of Chapter 7 of the Code of Ordinances for the Charter Township of Holland, Ottawa County, Michigan, thereby adopting the 2021 edition of the *International Property Maintenance Code*, regulating and governing the conditions and maintenance of all property, buildings, and structures; providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; describing the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Charter Township of Holland; providing for the issuance of permits and collection of fees; and establishing an effective date.

The Charter Township of Holland, Ottawa County, Michigan, ordains:

Section 1. Restatement of Division 3 of Article I of Chapter 7 of the Code of Ordinances.
Division 3 of Article I of Chapter 7 of the Code of Ordinances of the Charter Township of Holland is restated in its entirety as follows.

DIVISION 3. - PROPERTY MAINTENANCE DIVISION

Sec. 7-25. General. The International Property Maintenance Code, 2021 edition, as published by the International Code Council, Inc., three copies of which are on file with the township clerk, is adopted as the township's *Property Maintenance Code* for the control of buildings and structures. Each and all of the regulations, provisions, penalties, conditions, and terms of the *Property Maintenance Code* are adopted and made a part of this code of ordinances of the township as if fully set out in this division, with the additions, insertions, deletions, and changes prescribed in section 7-26 below.

Sec. 7-26. Revisions.

(a) Insert "Holland Charter Township" in section 101.1 of the *Property Maintenance Code*.

(b) Insert the "Community Development Department" in section 103.1 of the *Property Maintenance Code*:

(c) Insert in section 111.1.5 of the *Property Maintenance Code*:

12. A building, structure, or premises shall be deemed dangerous if it has any or some or all of the conditions or defects described in Chapter 6, Article III of the Holland Charter Township Code.

- (d) Insert as section 111.2.2 of the *Property Maintenance Code*:

Time Limit to secure vacant structures.

An order to secure a property shall be complied with in not more than 72 hours.

- (e) Insert in the blank contained in section 302.4 of the *Property Maintenance Code* “eight inches.” Add as the last sentence the following: “The eight inch limitation shall not apply to the following locations:

1. On portions of undeveloped property behind a wooded tree line;
2. On portions of un-subdivided property more than 25 feet from a public sidewalk or public street; and
3. On portions of undeveloped property lying more than 25 feet from a public sidewalk or public street in a subdivision that is less than 60 percent developed.”

- (f) Add the following as section 302.10 of the *Property Maintenance Code*:

302.10 Easements, alleys, or public and private streets.

Every owner shall be responsible for maintaining the following public access areas upon or abutting the owner’s property in compliance with this section, including the following:

1. A public or private utility easement;
2. An alley or alleyway to the centerline, unless subsection 3 is satisfied;
3. A public or private right-of-way to the curb or street pavement.
 - a. At no time shall an owner deposit soil, leaves, or other materials upon any public right of way;
 - b. At no time shall personal property of any kind, including but not limited to personal belongings, interior furnishings, or equipment, be placed upon any public right-of-way.

- (g) Add the following as section 302.11 of the *Property Maintenance Code*:

302.11 Yards.

Every owner shall be responsible for maintaining yard areas in compliance with this section. Every bush, shrub, tree, or other vegetation or portion thereof shall be kept from obstructing or interfering with passage on a sidewalk, walkway, driveway, or street or that may cause exterior damage to a structure by contact, including any portion of a dying tree that presents a hazard to any person or property.

(h) Insert in order in the blanks contained in section 304.14 of the *Property Maintenance Code* “May 1” and “September 30.”

(i) Insert in order in the blanks contained in section 602.3 of the *Property Maintenance Code* “September 15” and “May 15.”

(j) Insert in order in the blanks contained in section 602.4 of the *Property Maintenance Code* “October 1” and “March 31.”

Sec. 7-27. Repairs, additions, alterations. Repairs, additions, or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Michigan Building Code, Michigan Residential Code, International Fuel Gas Code, International Fire Code, Michigan Plumbing Code, Michigan Mechanical Code, Michigan Electrical Code, International Property Maintenance Code, or such other code adopted by or enforced by or enforced within the township from time to time. Nothing in this code shall be construed to cancel, modify, or set aside any provisions of the Holland Charter Township Zoning Ordinance.

Sec. 7-28. Meaning of terms. Where terms are not defined in this code and are defined in the Michigan Building Code, Michigan Residential Code, International Fuel Gas Code, International Fire Code, Michigan Plumbing Code, Michigan Mechanical Code, Michigan Electrical Code, International Property Maintenance Code, or other such code adopted by or enforced within the township from time to time, such terms shall have the meanings ascribed to them as stated in any of those codes.

Section 2. Effective Date. This Ordinance was approved and adopted by the Township Board on _____, 2025, after its introduction and first reading on _____, 2025, and after its publication of the first reading as required by law. This Ordinance shall take effect 30 days after its adoption.

Russell TeSlaa, Township Supervisor

Michael Dalman, Township Clerk