

SPECIAL OPERATIONS INITIATIVES

Hotel/Motel Intervention Initiative is a multi-agency collaborative effort targeting hotels and motels with the highest levels of crime, and health, life safety and building violations. Code Compliance works with Police, Fire, and the Health Department to conduct coordinated sweeps, policy changes, and relocation of extended stay residents as needed.

Multi-Family Enforcement Initiative is a collaboration with Police, Fire, and the Health Department to conduct coordinated sweeps of apartment complexes that have the highest levels of crime, and health, life safety and building violations. The initiative includes coordinated sweeps, policy changes, and relocation of residents as needed.

Nuisance Abatement: Complaint In-Rem is a legal process in which the Court is petitioned to grant the county permission to abate properties that are deemed dangerous, uninhabitable, or unfit for human habitation. A court order allows the county to address blight through actions that may include but are not limited to repairing, securing, clearing of vegetation, or demolition.

Interior Code Compliance: The Interior Code Compliance Ordinance requires all owners of multi-family rental property to use county authorized third party inspectors to conduct interior inspections to validate adherence to interior code regulations. Multi-family properties that are in compliance with all applicable code must obtain a code compliance certificate prior to receiving a business license.

Foreclosure/Vacant Property Registries hold owners of foreclosed and vacant property(s) responsible for maintenance and security of the properties. Property owners are required to register the property with the county, pay a fee of \$100 or face fines up to \$1000.

Commercial Corridor Enforcement takes a strategic approach to inspection and enforcement of blight along commercial corridors and intersections within unincorporated DeKalb County.



REPORT A VIOLATION

 1807 Candler Road, Decatur, GA 30032

 (404) 687-3700 | Fax: (404) 534-1270

 codeenforce@dekalbcountyga.gov

 <https://www.dekalbcountyga.gov/code-enforcement>

OFFICE HOURS

Monday – Friday | 8:30 a.m. – 5:00 p.m.

Saturday | 8:30 a.m. – 5:00 p.m. (inspections only)

CODE COMPLIANCE ADMINISTRATION

Property Maintenance and Zoning



DeKalb County
GEORGIA

dekalbcountyga.gov/code-enforcement

ABOUT US

DeKalb County Code Compliance Administration uses a comprehensive approach to promote healthy and safe communities in Unincorporated DeKalb County through investigation of violations and enforcement of county ordinances.

MOST COMMON VIOLATIONS

WEEDS/GRASS

It is the responsibility of property owners and occupants to maintain landscaping by cutting and removing weeds or grass that is over 12 inches or higher within 150 feet of any building or structure.

OPEN STORAGE OF TRASH AND DEBRIS

Equipment, debris, trash, etc. must be stored so it is not visible from the public street, alley or from an adjacent property.

PARKING ON UNPAVED SURFACE

All vehicles must be parked on paved surfaces. Parking of any type of vehicles on landscaped and/or lawn portion of the yard is prohibited.

UNREGISTERED/INOPERABLE VEHICLES

Inoperable, unregistered and unlicensed vehicles must be parked in a garage or an enclosed building.

VEHICLE REPAIRS

It is unlawful to perform a major overhaul of any vehicle outside on private property or public streets; unless the major overhaul is performed inside a garage or enclosed structure or at an approved automobile sales or establishment.

PARKING BUSINESS VEHICLES IN RESIDENTIAL AREA

It is unlawful to park business vehicles such as passenger vans, limousines, taxi cabs, tow trucks, box trucks, flatbeds, semi-tractor cabs, etc.; unless temporary parking for loading/unloading or active contractor services, farming or construction activities.

VACANT/UNSECURED PROPERTIES

Anyone who owns vacant residential property in unincorporated DeKalb County is required by law to register the property with DeKalb County. All vacant properties must be boarded, secured, and maintained to be free of code violations.



COMMON ZONING AND COMMERCIAL VIOLATIONS

WINDOW SIGNS

Window signs must not exceed thirty 30 percent of the total window area.

DILAPIDATED OR NEGLECTED SIGNS

All signs and sign structure must be in a neat and orderly appearance. It is illegal for signs to exhibit rust or holes on or in the sign or sign structure; broken, missing, loose or bent parts; faded or flaking paint; non-operative or partially non-operative illuminating or mechanical devices; or missing letters in the sign copy.

ABANDONED COMMERCIAL SIGNS

Commercial signs and sign structures are considered abandoned if the business, service or commercial transaction to which it relates has been discontinued for 6 months or more.

BUSINESS LICENSE

To operate a business within DeKalb County, the business name must be registered with DeKalb County along with payment of its occupational tax and fees. A valid county registration and state license must be posted in a conspicuous place within the business at all times. Any transient or nonresident person doing business within DeKalb County must carry and present a valid county registration and state license to any authorized enforcement officer upon request.

VEHICLE REPAIRS

All vehicle repair activities must be contained entirely within an enclosed building, unless located in M (Light Industrial) District. A building is considered enclosed with the use of open overhead bay doors that can be closed.

DUMPSTERS AND TRASH COMPACTORS

All external dumpsters, trash compactors, and loading areas shall be enclosed with opaque fence or walls at least 6 feet in height.

CODE ENFORCEMENT PROCESS

COMPLAINT RECEIVED



A complaint is received and a case is opened

INVESTIGATION



Code Enforcement Officers inspect sites

ENFORCEMENT



May include written warning, final notice of violations and citations

COURT



Cases presented in court

CASE CLOSURE



Violations corrected/property in compliance