

**ANN ARBOR CHARTER TOWNSHIP
BOARD OF TRUSTEES
AMENDMENT TO CODE: INTERNATIONAL PROPERTY MAINTENANCE CODE
ORDINANCE NO. 1-2024**

January 22, 2024

The Ann Arbor Charter Township Board of Trustees ordains and adopts the following amendment to Chapter 14, Article V, Division 1, Section 14-139 [new language underlined, deleted language ~~stricken~~]:

CHAPTER 14, ARTICLE V, Division 1, Section 14-139 is amended to read as follows:

Sec. 14-139. Collection of fees.

- (a) A certification of compliance shall not be issued for a residential rental structure until all current and past due fees are paid.

- (b) When fees are imposed under this code a statement of the fees shall be mailed to the owner. ~~If the fees are not paid within 30 days of mailing, a certificate of nonpayment shall be filed with the Township Treasurer and mailed to the owner.~~ Failure to pay required fees or other costs and expenses incurred by the Township in enforcement of this code within 30 days of mailing shall be a municipal civil infraction under violation of this code. ~~The Township may institute an action to recover such unpaid fees, costs and expenses in a court of competent jurisdiction. To the extent provided in any judgment or applicable law, all such fees, costs and expenses shall be a lien on the owner's structure and may be collected in the same manner as delinquent taxes. The fines, fees, costs, and expenses shall be collected in a manner provided by law, and the Township may seek an order from a court of competent jurisdiction to place a lien on the owner's structure that may be collected in the same manner as delinquent taxes. Upon obtaining such an order from a court of competent jurisdiction, the Township shall record a copy of the order with the register of deeds for the county in which the property is located. A lien against the property is effective immediately upon recording of the order. The lien against the property shall be reported to the Township Assessor for placement on the next tax roll of the Township. The order recorded with the register of deeds shall constitute notice of the pendency of the lien. In addition, a written notice of the lien shall be sent via first-class mail to the owner. The Township may also initiate a lawsuit to recover all such unpaid fees, costs, and expenses in a court of competent jurisdiction, and have all rights and remedies as provided by law to collect the amount of the judgment. A court of competent jurisdiction may, in addition to ordering the owner to pay civil fines, costs and assessments, issue and enforce any judgment, writ or order necessary to enforce this Code, enjoin a violation of this Code and/or abate a violation of this Code.~~

State Law reference—Revised Judicature Act of 1961, Act 236 of 1961, Chapter 83 and Chapter 87.

ORDINANCE AMENDMENT DECLARED ADOPTED

ANN ARBOR CHARTER TOWNSHIP
BOARD OF TRUSTEES

By: 
Diane O'Connell, Supervisor

By: 
Rena Basch, Clerk

First reading: December 18, 2023

Second reading: January 22, 2024

Adopted by Board: January 22, 2024

Published and Effective: January 24, 2024