



City of Laramie Nuisance Code.

November 2008

PLEASE NOTE: Informational Bulletins should not be used as substitutes for actual codes and regulations. Detailed information regarding nuisance codes and regulations may be obtained by calling the Code Administration Division at (307) 721-5285 or by visiting our web-site at <http://www.ci.laramie.wy.us>

What is the purpose of the nuisance ordinance?

- To improve the appearance of the city.
- To enhance the progressive economic development efforts of the city.
- To improve neighborhoods by strengthening bonds between neighbors.
- To improve sanitation and safety by eliminating possible habitat for vermin, mosquitoes, and other pests.
- To keep Laramie a great place to live and raise a family.
- To keep Laramie an attractive place for visitors to enjoy.

Dead Trees, Limbs, and Offensive growth

- The existence of offensive dead trees or limbs, weeds, long grass, or other rank growth on developed or undeveloped parcels of land which endanger safety and health, are offensive to the senses, are a threat to safety, obstruct street or sidewalk traffic, or obstruct the free use of property so as to interfere with the comfortable enjoyment of life or property, constitutes a nuisance violation specific to chapter 8.28 of the Laramie Municipal Code.
- According to Sections 8.28.230(A) and (B) of the Laramie Municipal Code, it is the duty of every owner or occupier of a developed parcel of land or within one hundred fifty feet of any developed parcel of land to cut, destroy, or remove all dead trees or limbs and all weeds,

long grass or other rank growth having reached a height of six inches growing thereon, and upon one-half of any road, street, or alley abutting the described property.

- According to Section 8.28.230(C) of the Laramie Municipal Code, it is the duty of every owner or occupier of a developed or undeveloped parcel of land to remove dead trees or limbs and offensive growth which obstructs street traffic or sidewalk traffic.
- Property owners or occupiers who do not comply with Section 8.28.230 of the Laramie Municipal Code will receive a violation notice. If the recipient fails to abate the nuisance within five working days, the Code Enforcement inspector will hire a contractor to abate the nuisance. The property owner or occupier will subsequently be billed for the contractor's fee plus a 20% administrative fee.

Junk and Junked Vehicles

- As stated in Section 8.32.180 of the Laramie Municipal Code in reference to junk and junked vehicles, a nuisance or public nuisance means any condition or use of premises or of building exteriors which is detrimental to the property of others or which causes or tends to cause substantial diminution in the value of other property in the neighborhood in which such premises are located or promotes urban blight and deterioration, or invites plundering, or creates fire hazards, or constitutes an attractive nuisance creating a hazard to the health and safety of minors, or creates a harborage for vermin, or to be injurious to the health, safety and general welfare of the public. This includes, but is not limited to, the keeping or the depositing on, or the scattering over the premises of abandoned, discarded, or unused objects or equipment including, but not limited to automobiles, furniture, stoves, refrigerators, freezers, cans or containers.

- Property owners or occupiers who do not comply with Section 8.32.180 of the Laramie Municipal Code will receive a violation notice. If the recipient fails to abate the nuisance within thirty days, the Code Enforcement inspector will hire a contractor to abate the nuisance. The property owner or occupier will subsequently be billed for the amount of the contractor's fee plus a 20% administrative fee.
- If the recipient does not feel that a nuisance exists on the described property, that person may file an appeal with the Clerk of the Board of Appeals located at 405 Grand Avenue, Laramie, Wyoming 82073 within ten business days of the receipt of the violation notice. A hearing will be scheduled within twenty days of the receipt of the appeal. The alleged violator will be given the opportunity to appear, with council if desired, to present evidence to the Board of Appeals. The Board of Appeals will make a decision and notify the alleged violator of their findings and any further action required.

Additional Information

Paying the Cost of Abatement

- If you have received a violation notice by City of Laramie and you fail to abate the nuisance, the City of Laramie will hire a contractor to abate the nuisance. You will then be charged for the cost of the contractor plus a 20% administration fee. If the contractor is able to recover the cost of salvageable materials, that amount will be subtracted from the contractor's cost. Once you receive the bill, you must pay the amount to the Utility Billing Department located at 406 Iverson Street, Laramie Wyoming, 82070 within thirty days of the date of the mailing of the notice.

Appealing the Cost of Abatement

- If you have received a notice that you must pay the City of Laramie for the cost of abating a nuisance on your property, you may appeal the amount of the cost

within ten business days of the date of the mailing of the statement of charges by contacting the Clerk of the Board of Appeals at 405 Grand Avenue, Laramie, Wyoming, 82070. A hearing will be scheduled with the Board of Appeals within twenty days of the receipt of the appeal request. You will be given the opportunity to appear, with council if desired, to present evidence to the Board of Appeals. The Board of Appeals will make a decision and notify you of their findings.

Voluntary Removal

- If you have a nuisance violation on your property, you may voluntarily consent to its removal by the City. In order to do so, you must sign an affidavit relieving the City from any liability on account of the removal and disposal of the nuisance and agree to reimburse the City for all costs of removal and administrative overhead.

Low Income and Elderly Assistance

- Wyoming residents who meet eligibility requirements and own or are purchasing the property from which a nuisance is abated, or are living on the property from which a nuisance is to be abated, may be eligible to have the removal cost waived. To determine whether or not you meet the eligibility requirements for low income or elderly assistance, contact the Code Enforcement Inspector at (307) 721-5285.

Getting Assistance

- You may receive assistance in reporting a nuisance violation, removing a nuisance from your property, or information on nuisance codes by calling the Code Enforcement Inspector at (307) 721-5285.