

ENB-18.21 - Chronic Offenders

CHRONIC OFFENDERS

Administrative Rule Adopted by Office of Neighborhood Involvement

ARB-ENB-18.21

Definition:

A property owner whose property or properties have repeated violations.

Policy:

Neighborhood Inspections has developed a report to identify properties that have had repeated violations and have been identified as chronic offenders. These properties and property owners could be subject to the following actions:

Citations

Citations may be used to assess fines in a progressive fine system, which helps reinforce the property maintenance standards and the need for compliance.

Code Hearings Officer

Property owners may be taken to the Code Hearing Officer by Neighborhood Inspections when there is a property that has deteriorated or has repeated offences and the property owner is not taking appropriate corrective action. This action is to encourage property owners to comply. Lack of compliance may lead to additional penalties.

Community Court

Property owners are referred to Community Court when there is a lack of compliance and the property owners meet the Community Court enforcement criteria. Neighborhood Inspections will refer property owners to criminal prosecution through the district attorney's office to gain compliance.

Chronic Offender Detail

The owner(s) of any property located in the City of Portland shall be considered a Chronic Offender using the following criteria:

1. A property is found to be in violation for Title 29 violations (nuisance, disabled vehicles and/or housing) during a 12-month period of time and as a result, has accumulated 8 points of code citation. Points on a property are determined using the following values:
 - a. One nuisance posting = 2 points
 - b. One nuisance abatement = 2 points
 - c. One disabled vehicle warning (posting) = 2 points
 - d. One disabled vehicle abatement = 2 additional points
 - e. One housing case posting = 1 point
 - f. For each additional 12 months a property remains in violation of housing maintenance requirements = 1 point
2. Upon accumulating 8 points during a 12-month period of time, a property owner shall receive a Chronic Offender Warning notification letter. If after receiving a Chronic Offender Letter the property is cited again, accruing 9 points or more, the property owner is subject to additional sanctions, such as referral to the Code Hearings Office, referral for Criminal Prosecution and criminal penalties, or other sanction as determined by the Director.

A property owner shall be considered a Chronic Offender and in violation of this Title until the accumulated point values on a property total 7 points or less during any 12-month period of time.

HISTORY

Previously published as ONI Policy Number G-10-1.

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