

The City of Lincoln

Maintenance of Buildings & Premises Ordinance

Studies have shown that poorly maintained properties and boarded-up homes reduce property values and lead to an increase of crime and other undesirable behaviors in a neighborhood. Reducing the number of inadequately maintained properties can make a neighborhood more secure and stable.

How does the Maintenance of Buildings and Premises Ordinance work?

The ordinance is a means of improving properties that have been inadequately maintained. This includes properties that fit some or all of the following descriptions:

- ▶ Buildings boarded-up, left in a state of partial destruction or construction for three or more months after the building permit has expired,
- ▶ Buildings with broken windows that are hazardous,
- ▶ Unpainted buildings which have begun to dry rot, warp, or become infested with termites,
- ▶ Buildings with cracked, chipped, flaking, peeling or missing paint over 25% of any wall or building face,
- ▶ Indoor furniture, such as upholstered couches, left exposed to the weather,
- ▶ Yards with an accumulation of debris, litter, rubbish, and/or solid waste,
- ▶ Yards with dead or dying trees and limbs that are a health or safety risk,
- ▶ Buildings or yards which have substantial and noticeable conditions of blight or deterioration.

What are the penalties?

If a property is found to be in violation of maintenance codes, the owner can be charged with a misdemeanor, with fines ranging from \$200 to \$500 for each offense. For information about enforcement of this City code, contact the City of Lincoln

Building & Safety Department
402-441-7785



Repairs take time and money -- will I get fined while making repairs? What if I can't afford the repairs?

The City will allow owners a reasonable amount of time to make repairs. Low and moderate income homeowners may be eligible for financial assistance. To learn more about the kinds of assistance available and to see if you qualify, check the City of Lincoln Urban Development Department [website](#) or contact the

Housing Rehabilitation Division
402-441-7864

21.05.320 Section 304.19 Added; Maintenance of Buildings and Premises.

“All buildings, or portions thereof, shall be adequately maintained so as to be free of deterioration that endangers or is likely to endanger the life, limb, health, property, safety, or welfare of the public or occupants thereof. All exposed exterior surfaces, windows and doors of buildings, structures and the premises upon which they are located shall be adequately maintained so as to not present a deteriorated or blighted appearance.

Inadequate maintenance of buildings shall include but not be limited to the following... “

To review the pertinent sections of Lincoln's Municipal Code, go to this online [website](#).