



Important Telephone Numbers

Planning and Development

Building Permits	678.518.6020
Building Inspection 24/7 Requests	678.518.6277
Code Violations Hotline	678.518.6032
Code Enforcement Questions	678.518.6050
Current Planning (Zoning Information)	678.518.6200
Development Inspection 24/7 Requests	678.518.6277
Development Review	678.518.6010
Publications	678.518.6200

Stormwater Management

Drainage Complaints	678.376.7000
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Financial Services

Business License and Revenue Division	678.377.4100
Community Development Block Grant	770.822.5190

Police Services

Non-Emergency	770.513.5000
Animal Control	770.339.3200

Other

Fire Marshal's Office	678.518.6100
Gwinnett Clean & Beautiful	770.822.5187
Environmental Health Department	770.963.5132
GA Environmental Protection Division	404.362.4500
GA Department of Human Resources	404.657.5562
Gwinnett County General Information	770.822.8000

department of planning & development
code enforcement section
one justice square
446 west crogan street
2nd floor, suite 225
lawrenceville, GA 30045

gwinnettcounty



answers to frequently
asked questions about the
**property maintenance
ordinance**

gwinnettcounty
department of planning & development
code enforcement section

Gwinnett County's commitment to neighborhood livability began in 1998 when the Board of Commissioners adopted the **Property Maintenance Ordinance**.

The emphasis on neighborhood livability increased again in 2005 with the formation of *Operation Fixing Broken Windows*. The Board of Commissioners created a task force of police officers and code enforcement officers charged with protecting and preserving the quality of life that attracted residents to Gwinnett County in the first place.

The rationale behind the initiative is that one broken window, left unfixed, leads to another and sends the message that nobody cares – and that says a lot about a community. If nobody cares, then it must be okay to break more windows, or let the trash pile up, or let weeds take over the property.

In Gwinnett County, people care.

Gwinnett County hopes to reduce violations, preserve property values, and foster the continued success of our neighborhoods by providing this information about the **Property Maintenance Ordinance**. By working together, we can make a positive difference in our community.



Exterior Maintenance

Exterior maintenance of building walls, roofs, windows, doors, decks, and porches is required. They must be maintained in good condition and be structurally sound; for example, no flaking, peeling paint or holes in walls. Fences and walls must also be maintained in good condition.



Grass and Weeds

Grass and weeds over 12 inches high are not permitted on most properties. Properties zoned RA-200 or those greater than one acre are ex-

empt. Dead trees, tree stumps taller than 12 inches, and tree debris are not permitted on most properties. Outdoor swimming pools must be maintained and kept free of stagnant water.



Outdoor Storage

Outdoor storage of appliances, building materials, rubbish, equipment, merchandise, and trash are examples of prohibited outdoor storage. These items must be kept within a wholly enclosed building. Wholly enclosed buildings do not include carports and porches. An exemption allows neatly stacked firewood in the rear or side yard for personal use only.



Junk Vehicles

Junk vehicles shall not be parked, stored, or maintained on any premises or public street right-of-way. *Junk vehicle* means any vehicle, automobile, truck, van, or trailer that is wrecked, dismantled, partially dismantled, stripped, inoperative, abandoned, discarded, or without a current license plate or decal.



Maximum Occupancy Limits

Maximum occupancy limits established for dwelling units specify minimum room widths, ceiling heights, and bedroom requirements. A minimum 70 square feet is required for bedrooms occupied by one person. For bedrooms occupied by more than one person, there is a minimum of 50 square feet per occupant. Kitchens, living rooms, dining rooms, bathrooms, closets, halls, storage, or utility spaces cannot be used as bedrooms. Regardless of the number of bedrooms, no more than eight persons can reside in a single dwelling unit without obtaining a variance.



Timely Compliance

Property owners have varying time limits, based on the nature of the violation, for bringing their property into compliance.

Habitual violators and those who don't comply within the established timelines will receive a citation to appear in court. At the required court appearance, a Recorder's Court judge can impose fines ranging from a minimum of \$250/day up to \$1,000/day and/or up to 60 days in jail.



Mission of the Code Enforcement Section

The primary mission and purpose of the Code Enforcement Section is to achieve compliance by working with and educating the citizens of the County.

Please report suspected violations through our hotline (24/7 service) 678.518.6032 or website at www.gwinnettcountry.com. Use the *Code Violation Reporting Form* found under "C" in the A – Z Index.

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