

NEIGHBORHOOD SERVICES

CODE COMPLIANCE PROCESS



ADAMS COUNTY
COLORADO

THE PROCESS

Once a violation has been identified, the alleged violation is documented and assigned to a code officer to conduct an initial inspection, generally within 48 hours.

No Violation Found

If no violation is identified, the case is closed.

Violation Found

If a violation is identified, the following steps occur:

- The code officer takes photos to document the violation(s).
- A letter is sent to the property owner(s)/current resident(s) notifying them they have 14 days to correct the violation.

After 14 days, the code officer will re-inspect the property. If the property is in compliance, the case is closed. **If the property is not in compliance, the code officer initiates the court process for zoning violations.** The Adams County Attorney's Office will then serve the property owner with a summons and complaint ordering the property owner to appear in court where the adjudication process begins.

Environmental Blight Violation

If the violation is for environmental blight, the County Attorney's Office will submit a request to the court for a warrant allowing Adams County to clean up the property. Once the warrant is issued, the code officer schedules a contracted abatement company to clean up the property within 10 business days. The property owner is billed by the county for clean-up costs. Failure to pay the clean-up fees will result in a lien against the property until the clean-up costs are paid.



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