

Unsanitary property An unsanitary property is one in which the condition of the premises allows for infestation by rodents, vermin, pestiferous insects, mosquitoes or flies. An unsanitary property will include, but not be limited to, those allowing stagnant pools of water causing the breeding of mosquitoes.

Unightly property Any non-wooded residential, commercial or industrial lot, business, residential yard property within the city limits of Mountain Home that allows weeds or grass to grow over 9 inches high. Unightly properties shall include those allowing bagged or un-bagged trash, garbage or refuse of any kind to accumulate on the premises. Unightly properties shall include those allowing overgrown vegetation or conditions to exist that would have a potential to cause rat infestation or other vermin to occupy and breed on the property thereby causing infestation to spread to neighboring properties. Unightly properties shall include those allowing inoperable, wrecked or "junked" vehicles, or vehicles on blocks, to remain on the property. Unightly properties shall include those allowing non-trash items of any kind to accumulate on and around the premises, including but not limited to appliances, furniture or other household items. (Ord. No. 2020-20, Sec. 3)

5.04.04 Minimum Property Maintenance Requirements And Standards

Properties and structures: It shall be unlawful for any person to keep, own or maintain any property, house, building, or other structure within the corporate limits of the city of Mountain Home that constitutes a nuisance or that is unightly, unsanitary, unsafe, unlawful or unfit for human occupancy. Property owners/occupants shall be held responsible for compliance to this Ordinance as follows:

1. Any equipment that is unsafe, inoperative, unfit for human use, or unlawful shall not be kept, owned or displayed on properties.
2. All accessory structures, including but not limited to detached garages, fences and walls shall be kept in good repair and free from vines or other vegetation that may grow into or onto an adjoining property.
3. A vacant structure unfit for human habitation, occupancy or use shall not be allowed to remain standing.
4. Long-term offensive odors to emanate from the property that unreasonably interfere with the ordinary use and enjoyment of neighboring property owners' land shall not be permitted. This excludes naturally occurring odors beyond the control of the property owner.