

Chapter 214

HOUSING STANDARDS AND PROPERTY MAINTENANCE

[HISTORY: Adopted by the Town Board of the Town of Erin 6-16-1997 by Ord. No. 97-12. as amended through 08/16/2021.]

GENERAL REFERENCES

Building construction — See Ch. 162.
Open burning — See Ch. 168.
Water tanks — See Ch. 196, Art. I.
Mobile homes and mobile home parks — See Ch. 248.
Holding tanks — See Ch. 292, Art. I.
Solid waste — See Ch. 309.

§ 214-1. Title.

This code shall be known as the "Minimum Housing and Property Maintenance Code."

§ 214-2. Intent and purpose.

- A. This chapter is adopted for the purpose of preserving and promoting the public health, safety, morals, comfort, convenience, prosperity, and general welfare of the people of the Town and environs.
- B. It is recognized that there may now be, or may in the future be, residential and nonresidential buildings, structures, yards or vacant areas and combinations thereof which are so dilapidated, unsafe, dangerous, unhygienic, overcrowded, inadequately maintained or lacking in basic equipment or facilities, light, ventilation and heating so as to constitute a menace to the health, safety, and general welfare of the people. The establishment and enforcement of minimum housing and property maintenance standards is necessary to preserve and promote the private and public interest.

§ 214-3. Definitions; word usage.

- A. Rules. In the construction of this chapter, the rules and definitions contained in this section shall be observed and applied except when the context clearly indicates otherwise:
 - (1) Words used in the present tense shall include the future.
 - (2) Words used in the singular number shall include the plural number, and the plural the singular.
 - (3) The word "shall" is mandatory and not discretionary.
 - (4) The word "may" is permissive.
 - (5) The phrase "used for" shall include the phrases "arranged for," "designed for," "intended for," "maintained for," and "occupied for."

B. Definitions. As used in this chapter, the following terms shall have the meanings indicated:

ADEQUATE — Adequate as determined by the administrative officer under the regulation of this chapter or adequate as determined by an authority designated by law or this chapter. "Adequately" shall mean the same as "adequate."

APARTMENT — One or more rooms with provisions for living, cooking, sanitary and sleeping facilities arranged for use by one family.

APPROVED — Approved by the administrative officer under the regulations of this chapter or approved by an authority designated by law or this chapter.

ATTRACTIVE APPEARANCE — Refers to the exterior appearance of buildings, structures, stairs, porches, and similar appurtenances and the improvement, planting and landscaping of yards and vacant areas. The determination of "attractive" used herein shall be as determined by the administrative officer under the regulations of this chapter.¹

BASEMENT — That portion of a dwelling between floor and ceiling which is below or partly below and partly above grade but so located that the vertical distance from the grade to the floor below is more than the vertical distance from grade to ceiling.

BOARDINGHOUSE — See "lodging house" and "lodging room."

BUILDING — A combination of materials to form a construction that is safe and stable, adapted to permanent or continuous occupancy for assembly, business, educational, high hazard, industrial, institutional, mercantile, residential, or a storage purpose; the term "building" shall be construed as if followed by the words "or portion thereof." For the purpose of this code, each portion of a building completely separated from other portions by an unpierced fire wall shall be considered as a separate building.

CAPACITY IN PERSONS — The "capacity in persons" of a building is the maximum number of persons that can occupy such building, as determined by the required floor space per person as established in this chapter.

COMPLIANCE INSPECTION — An inspection performed in conjunction with a lawful order of the Building Inspector for the purpose of certifying the fulfillment of an official requirement listed in the order.

COOPERATIVE LIVING ARRANGEMENT — A collective number of individuals connected by membership in a cooperative, who equally share ownership, occupancy and control of a dwelling and who live, cook and share expenses as a bona fide single housekeeping unit. For purposes of determining the applicability of this chapter relating to construction and maintenance of buildings, a building occupied by a cooperative living arrangement shall be construed to be a lodging house and shall meet all the requirements of same, except where an exception is explicitly provided in this chapter.

DWELLING — A place of abode, a residence or a house for use by one or more persons, excluding hotels or motels.

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

DWELLING UNIT — One or more rooms with provisions for living, cooking, sanitary, and sleeping facilities arranged for use by one family.

EXTERMINATION — Elimination of infestation.

FAMILY — An individual, or two or more persons related by blood, marriage or legal adoption living together as a single housekeeping unit in a dwelling unit, including foster children, domestic servants and not more than four roomers, except that the term "family" shall not, in residence districts, include more than one roomer except where such dwelling unit is owner-occupied. In any residence district, a family may consist of two unrelated adults and the minor children of each. Such family may not include any roomers except where the dwelling unit is owner-occupied. For the purpose of this section, "children" means natural children, grandchildren, legally adopted children, stepchildren, foster children, or a ward as determined in a legal guardianship proceeding. Up to two personal attendants who provide services for family members or roomers who, because of advanced age or a physical or mental disability, need assistance with activities of daily living shall be considered part of the "family." Such services may include personal care, housekeeping, meal preparation, laundry or companionship.²

FRIABLE MATERIAL — Any material applied on ceilings, walls, structural members, piping, duct work, or any other part of a building which when dry may be crumbled, pulverized, or reduced to powder by hand pressure. The term includes nonfriable material after such previously nonfriable material becomes damaged to the extent that when dry it may be crumbled, pulverized, or reduced to powder by hand pressure.

GOOD WORKING CONDITION — Capable of performing the task for which it was designed and in the manner intended by this code.

GRAFFITI — Any unauthorized drawing, figure, inscription, or painting appearing on sidewalks, streets, walls or any other place in public view.

HABITABLE ROOM — Any room or enclosed floor space arranged for living and/or sleeping purposes.

IMPERVIOUS TO WATER — Constructed of concrete, cement block, terrazzo, brick, tile, or other material approved by the Building Inspector, and having tight-fitting joints, and not having more than 4 1/2% absorption by test.

INFESTATION — The sustained presence of pests, vermin, or rodents.

LIVING ROOM — A room used primarily for living, dining or cooking purposes.

LODGING HOUSE — A dwelling containing lodging rooms that will accommodate five or more persons not members of a family.

LODGING ROOM — A portion of a dwelling used primarily for sleeping and living purposes, excluding cooking facilities.

OCCUPANT — One who occupies or has actual possession of usable space.

2. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

OPERATOR — Any person who has charge or control of a building or part thereof in which dwelling units or lodging rooms are located or let.

OWNER — Any person, firm, partnership, or any individual member thereof, corporation, business organization of any kind, the state, the county, the Town, any sewer district, drainage district, the University of Wisconsin and any associated corporation or organization, and any other public or quasi-public corporation having a legal or equitable interest in the property under consideration and shall include the representative, officer, agent or other person having the ownership, control, custody or management of any building. "Owner" does not include any person whose legal or equitable interest in the building is a security interest derived solely from the extension of credit to permit construction or remodeling of the dwelling or purchase of the dwelling by a third party.

PERSON — Includes any individual, firm, corporation, association or partnership.

PROPERLY — As deemed proper by the administrative officer under the regulations of this chapter deemed proper by an authority designated by law or this chapter.

PROVIDED — Furnished, supplied, paid for or under control of the owner.

RESIDENTIAL BUILDING

- (1) A building which is arranged, designed, used or intended to be used for residential occupancy by one or more families or lodgers, and which includes, but is not limited to, the following types:
 - (a) Single-family detached dwellings.
 - (b) Two-family detached dwellings.
 - (c) Multiple-family dwellings (including apartment hotels).
 - (d) Lodging houses.
 - (e) Fraternity and sorority houses.
- (2) For the purpose of this chapter, any building containing any of the above uses together with other uses shall be considered a "residential building."

ROOM — A partitioned part of the inside of a building. For the purpose of this definition, "partition" shall mean something that divides interior space, especially an interior dividing wall. A wall is one of the sides of a room or building connecting floor and ceiling and may also include anything which encloses or separates space. A partition or wall which intrudes into the space by more than 1/3 of the least dimension of an existing room may be regarded as creating an additional separate room. The partitioned space shall be considered as a room if privacy is implied; light and ventilation are affected; or a bedroom through a bedroom, bathroom, through a bedroom, or bedroom through a bathroom situation is created.

ROOMING HOUSE — See "lodging house" and "lodging room."

SLEEPING ROOM — A room used for sleeping purposes.

STRUCTURE — Anything constructed or erected, the use of which requires more or less

permanent location on the ground, or attached to something having permanent location on the ground.

SUPPLIED — Paid for, furnished, or provided by or under control of the owner or operator.

§ 214-4. Minimum standards for basic equipment, lighting, ventilation, heating and electrical service.

- A. The purpose of this section is to establish minimum standards for basic equipment, lighting, ventilation, and electrical services for all residential buildings and parts thereof and to obtain the public and private benefits accruing from the provision of such services. A suitable environment for safe and healthy living is encouraged by adequate water and sanitary facilities, proper storage and disposal of garbage and other refuse, safe means of egress, provision of light, air, heat, and electrical service.
- B. No person shall occupy as owner or let to another for occupancy any space in a residential building for the purpose of living, sleeping, cooking or eating therein, which does not comply with the following requirements:
- (1) Every dwelling unit shall contain a kitchen sink, a flush water closet, a lavatory basin and a bathtub or shower, all in good working condition and properly connected to hot and cold water lines and to an approved water and sanitation system. The flush water closet and bathtub or shower shall be contained within a separate room. Water pressure shall be available at all fixtures as specified in Wis. Admin. Code, COMM 82.40.
 - (2) Every residential building shall be supplied water heating facilities which are properly installed, are maintained in safe and good working conditions, are properly connected with the hot water lines required hereunder and are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at any required kitchen sink, lavatory basin, bathtub or shower at a temperature of not less than 120° F.
 - (3) The owner of every residential building shall be responsible for supplying such building with garbage and refuse storage facilities.
 - (4) Every dwelling unit and lodging room shall have direct access to at least two accessible unobstructed means of egress.
 - (5) Electrical. Every dwelling unit and all public and common areas in multiple dwellings shall be supplied with electrical service, outlets, and fixtures which shall be properly installed, shall be maintained in good safe working condition, and shall be connected to a source of electric power in a manner prescribed by the Wisconsin Electric Code. The minimum capacity of such electrical services and the minimum number of outlets and fixtures shall be as listed below. (For the purposes of this section "electrical service" shall mean: "The conductors and equipment for delivering electrical energy from the supply system to the wiring system of the premises or the unit served.") The electrical service shall be of sufficient size to handle the load connected to it. The branch circuits shall be protected by S-type or equivalent safety type, tamper-proof

fuses, not to exceed the ampacity of the smallest wire size in the circuit.

- (a) Every dwelling unit or room shall have electric service capable of providing at least three watts per square foot of total floor area (air conditioners, ranges, space heaters and motor-driven equipment 1/8 horsepower or over excluded).
- (b) Every lavatory, bathroom, kitchen, or kitchenette, dining room, laundry room, furnace room, shall contain at least one approved ceiling or wall-type electric light fixture equipped with sufficient lamps or tubes to provide no less than five footcandles at floor level at center of room. Where more than one fixture is used or required, they shall be equally spaced as far as practicable. (A switched outlet may be substituted for ceiling or wall fixture in dining room.)
- (c) Convenience outlet receptacles shall be provided as follows (measurements are at room perimeter and include doors and door-alcoves):
 - [1] Living room: one per 75 square feet or major fraction (minimum of two).
 - [2] Dining room: one per 75 square feet or major fraction (minimum of two).
 - [3] Kitchen: one per eight feet or fraction of countertop and preparation area measured at rear (preparation area includes countertops, sinks, range tops, and all other similar areas at counter height). Island-type work areas require one for each eight feet or less of length. Separate outlets shall be provided for refrigerators.
 - [4] Dining areas in kitchen: one per 75 square feet or major fraction.
 - [5] Bedroom: one per 75 square feet or major fraction (minimum of two).
 - [6] Laundry: one (when laundry equipment is present).
 - [7] Bathrooms and lavatories: one (may be part of wall fixture of 72.0 inches or less from floor).
 - [8] Other habitable rooms: minimum of two fixed appliances exceeding 1/8 horsepower or 300 watts rating shall not be connected to general purpose branch circuits. Convenience outlets are to be located to prevent use of extension cords (NEC 400-8). All cords and temporary wiring not in compliance with NEC Article 400-A, and all exposed abandoned wiring shall be removed.
- (6) Heating. All habitable rooms, kitchens and bathrooms shall be provided with a permanently connected heating system.

§ 214-5. Safe and sanitary maintenance of property.

- A. The purpose of this section is to recognize the private and public benefits resulting from the safe, sanitary and attractive maintenance of residential and nonresidential buildings, structures, yards or vacant areas. Attractive and well maintained property will enhance the neighborhood and Town and provide a suitable environment for increasing physical and

monetary values.

- B. Every owner or operator shall improve and maintain all property under his control to comply with the following minimum requirements:
- (1) All courts, yards, or other areas on the premises shall be properly graded to divert water away from the building. Adjacent ground surface shall be sloped away from the structure with grading of at least 1/2 inch per foot for a minimum of five feet where possible or by other means such as caves, troughs and downspout extensions.
 - (2) All exterior property areas shall be kept free from noxious weeds.
 - (3) The interior of all vacant buildings and structures and all exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish or garbage, physical hazards, rodent harborage and infestation, and animal feces. All animal feces shall be removed within 24 hours.
 - (4) Fences, structures, minor construction, walks, driveways, parking areas and similar paved areas shall be properly maintained in a safe, sanitary and substantial condition.
 - (5) Exterior surfaces of buildings and structures not inherently resistant to deterioration shall be treated with a protective coating of paint or other suitable preservative which will provide adequate resistance to weathering and maintain an attractive appearance. Any exterior surface treated with paint or other preservative shall be maintained so as to prevent chipping, cracking or other deterioration of the exterior surface or the surface treatment and to present an attractive appearance. All paint or other preservative shall be applied in a workmanlike fashion.
 - (6) Every window, exterior door, interior door, and basement hatchway shall be reasonably weathertight, watertight, and rodentproof and kept and maintained in proper working condition.
 - (7) Every inside and outside stair, every porch, platform, balcony, and every appurtenance thereto shall be so constructed as to be safe to use and capable of being kept in proper condition and repair and shall present an attractive appearance.
 - (8) Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good working condition, free from defects, leaks, and obstructions.
 - (9) Every water closet compartment floor surface and bathroom floor surface shall be properly constructed and maintained so as to be reasonably impervious to water and so as to permit such floor to be easily kept in clean and sanitary condition.
 - (10) Every supplied facility, piece of equipment, or utility shall be so constructed, installed and maintained so that it will function in a proper working condition.
 - (11) Removal of debris:
 - (a) No person shall dispose of rocks, trees, stumps, waste building material or other debris from land development, building construction, street grading, or installation of underground utilities, upon the surface of any land in the Town,

except at approved disposal sites.

- (b) No landowner shall allow an accumulation of rocks, tree stumps, waste building material or other debris from land development, building construction, street grading, or installation of underground utilities upon the surface of his land for a period of more than 30 days.
- (12) Graffiti is prohibited. Graffiti shall be removed by the property owner or by the Town at the property owner's expense. The Building Inspector may order graffiti removed within a time certain. If a property owner fails to remove graffiti within the time specified in the order, the Building Inspector may cause the graffiti to be removed. The Building Inspector shall keep an accurate account of the expenses thereof and report the same to the Town Clerk, who shall annually prepare a statement of the expense so incurred on each lot or parcel. The amount therein charged to each lot or parcel of land shall be by said Clerk entered in the tax roll as a special tax against said lot or parcel of land, and the same shall be collected in all respects like other taxes upon real estate. Prosecution for failure to remove graffiti under this chapter shall not bar the Town from charging owners for graffiti removal, nor shall charging owners for graffiti removal bar prosecution.
- (13) Smoke detectors. Smoke detectors shall be installed and maintained in accordance with Wis. Admin. Code Chapter COMM 28, Smoke Detectors, which is hereby incorporated by reference.

C. Public nuisances to be abated.

- (1) No person may maintain or permit a public nuisance within the Town.
- (2) The Town Board determines that the following conditions constitute a public nuisance, in that such conditions may result in injury to persons or property, and may unlawfully and substantially interfere with public use and enjoyment of streets and other public space:
 - (a) Tree branches which extend over street right-of-way at a height of less than 16 feet above the surface of streets classified as arterial streets or bus routes.
 - (b) Trees, branches, or parts thereof which are broken, diseased, weakened or dead, and which are in a position in which, if they were to fall, could fall upon the public right-of-way or could cause injury to a person or damage to property.
 - (c) Accumulations of debris, rubbish or garbage, waste building materials which constitute a hazard, rodent harborage or infestation and accumulations of animal feces.
- (3) Responsibility for enforcement; inspections.
 - (a) It shall be the duty of the Public Works Department to make or cause to be made periodic inspections or inspections upon complaint of nuisances defined in Subsection C(2)(a) and (b) above, when they exist in or upon any public street, alley, park, other Town property or other public place.

- (b) It shall be the duty of the Building Inspector to make or cause to be made periodic inspections or inspections upon complaint of nuisances defined in Subsection C(2)(c) above.
- (4) Summary abatement.³
- (a) Order of abatement. If the Building Inspector or Public Works Department determines that a public nuisance exists within the Town and that there is imminent danger to the public health, safety, peace, comfort or welfare, he or she may, without notice or hearing, issue an order reciting the existence of a public nuisance constituting imminent danger to the public and requiring immediate action be taken as he or she deems necessary to abate the nuisance. Notwithstanding any other provisions of this subsection, the owner is directed to comply with the order immediately.
 - (b) Abatement by the Town. Whenever the owner or occupant shall refuse or neglect to remove or abate the condition described in the order, the Building Inspector or Public Works Department shall, in her/his discretion, enter upon the premises and cause the nuisance to be removed or abated and the Town shall recover the expenses incurred thereby from the owner or occupant of the premises or from the person who has caused or permitted the nuisance.
- (5) Nonsummary abatement.⁴
- (a) Order to abate nuisances. If the Building Inspector or Road Foreman determines that a public nuisance exists on private premises but that the nature of such nuisances is not such as to threaten imminent danger to the public health, safety, peace, comfort or welfare, he or she shall issue an order reciting the existence of a public nuisance and requiring the owner or occupant of the premises to remove or abate the condition described in the order within the time period specified therein. The order shall be served personally on the owner of the property, as well as the occupant if different from the owner of the property, as well as the occupant if different from the owner and applicable to the described nuisances, or, at the option of the Building Inspector or Public Works Department, the notice may be mailed to the last known address of the person to be served by registered mail with return receipt. If the owner or the occupant cannot be served, the order may be served by posting it on the main entrance of the premises and by publishing as a class 3 notice under Ch. 985, Wis. Stats. The time limit specified in the order runs from the date of service or publication.
 - (b) Abatement by the Town. If the owner or occupant fails or refuses to comply within the time period prescribed, the Building Inspector or Public Works Department may enter upon the premises and cause the nuisance to be removed or abated and the Town shall recover the expenses incurred thereby from the

3. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

4. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

owner or occupant of the premises or from the person who has caused or permitted the nuisance.

- (c) Remedy from order. Any person affected by orders issued under this subsection shall, within 30 days of service or publication of the order, apply to the circuit court for an order restraining the Town and the Building Inspector or Public Works Department from entering on the premises and abating or removing the nuisance, or be forever barred. The court shall determine the reasonableness of the order for abatement of the nuisance.
- (6) Authority to assess costs. The cost of abatement or removal of a nuisance under this section shall be collected from the owner, occupant or person causing, permitting or maintaining the nuisance, and, if notice to abate the nuisance, if applicable, has been given to the owner, such cost shall be assessed against the real estate as a special charge.
- (7) Abatement in accordance with state law. Nothing in this section shall be construed as prohibiting the abatement of public nuisances by the Town or its officials in accordance with the laws of the state.

§ 214-6. Designation of unfit buildings or structures; legal procedures of repair or razing.

- A. The purpose of this section is to provide for the designation and repair or razing of those buildings or structures which are so dilapidated, unsafe, dangerous, unhygienic, inadequately maintained or lacking in basic equipment, facilities, light, ventilation, and heating so as to constitute a menace to the occupants or public.
- B. Any building or structure which shall be found to have any of the following defects may be designated as unfit for human habitation and in need of repairs or razing and so placarded by an authorized inspector. Legal notice shall be served upon the owner and on the operator of any building:
 - (1) Which is so damaged, decayed, dilapidated, dangerous, unsanitary, unsafe or vermin infested that it creates a serious hazard to the health or safety of the occupants or of the public.
 - (2) Which lacks illumination, ventilation, heating, basic equipment or sanitary facilities adequate to protect the health, safety, or general welfare of the occupants or of the public.
 - (3) Which because of its general condition, location, or appearance is blighting influence or causes decreasing physical or monetary value of property in the neighborhood.
- C. Any building or structure or part thereof designated and placarded by the Inspector as unfit for human habitation and in need of repairs or razing shall be vacated within a reasonable time as ordered by the Inspector.
- D. No building or structure or part thereof which has been designated and placarded as unfit for human habitation and in need of repairs or razing shall again be used for human habitation until written approval is secured from, and such placard is removed by, the

Inspector. The Inspector shall remove such placard whenever the defect or defects upon which the designation and placarding action were based have been eliminated.

- E. No person shall deface or remove the placard from any building or structure or part thereof which has been condemned as unfit for human habitation and placarded as such.
- F. Any building or structure or part thereof designated as unfit for human habitation and in need of repairs or razing by the Inspector, which, in the opinion of the Inspector, would be unreasonable to repair, shall be razed or removed upon legal written service of the order of the Inspector. If the owner shall fail or refuse to comply with the order, the Inspector shall order such building to be razed or removed under the procedures provided for unsafe buildings in the Town Building Code.⁵
- G. Vacant buildings.
 - (1) Any building which has been vacant for more than 10 days for any reason and has been damaged, illegally entered, vandalized, or entered by animals constitutes a public nuisance. No person may maintain or permit a public nuisance within the Town. The owner shall abate the nuisance by securing the building, including any shed or outbuilding, against entry. This shall include adequately boarding up doors, windows and other openings in a workmanlike manner so as to prevent illegal entry, vandalism or damage. Animals, animal nests and animal nesting materials shall be removed.
 - (2) The building utilities, plumbing, electrical and heating systems in vacant buildings shall be maintained at all times in safe condition, inactivated or drained so as to prevent the possibility of damage to the structure by the failure of such utilities and so as to prevent hazardous and dangerous conditions.
 - (a) At least one door boarded at the grade level shall be maintained with locks and hinges to permit entry for inspection purposes.
 - (b) The property owner is required to provide the Building Inspector with access to the building for inspection purposes.
 - (c) Screening or alternate methods of boarding may be permitted upon written approval by the Building Inspector, or designee.
 - (d) The owner shall notify the Building Inspector in writing no later than 10 days prior to the sale, transfer or possession, or the unboarding of the property.
 - (3) When any building has been damaged by fire or other cause and when hazardous or dangerous conditions exist and when such building cannot be secured by conventional locking or boarding up of windows and doors, such building shall be fenced off so as to prevent access and entry to the structure and the area immediately surrounding the structure within five days of the damage by fire or other cause.
 - (4) Abatement. The provisions of § 214-5C(4) and (5) of this chapter apply to the

5. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II). See Ch. 162, Building Construction.

abatement of nuisances under this subsection.

- (5) Authority to assess costs. The cost of abatement or removal of a nuisance under this section shall be collected from the owner, occupant or person causing, permitting, maintaining the nuisance, and, if notice to abate the nuisance, if applicable, has been given to the owner, such cost shall be assessed against the real estate as a special charge.
- (6) Abatement in accordance with state law. Nothing in this chapter shall be construed as prohibiting the abatement of public nuisances by the Town or its officials and employees in accordance with the laws of the state.

§ 214-7. Administration and enforcement.

- A. The purpose of this section is to provide for the administration and enforcement of this chapter by the Town Building Inspector and Public Works Department.
- B. Any person who shall fail or neglect to comply with any lawful order issued pursuant to the provisions of this chapter may be assessed a fee per inspection, as established by the Town from time to time in the Town Fee Schedule, for compliance inspections in excess of three inspections which occur after the original compliance date established in any lawful order. Any such fees shall be paid within 30 days of the date of the inspection.⁶

§ 214-8. Violations and penalties.

Any person who violates any provision of this chapter or fails to comply with any of its requirements shall, upon conviction thereof, be subject to forfeiture of not less than \$100 and not more than \$1,000 and, in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

§ 214-9. More stringent standards prevail.

In any case where a provision of this chapter or of any regulation adopted pursuant thereto is found to be in conflict with a provision of any zoning, building, fire, safety, or health ordinance or any regulation of the Town of Erin, the provision which established the higher standard for the promotion of the health and safety of the people shall prevail.

⁶. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).