

**ORDINANCE # 23-001**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEVEN POINTS, TEXAS, ADOPTING THE 2017 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE, AND THE DEMOLITION OF SUCH EXISTING STRUCTURES IN THE CITY OF SEVEN POINTS, TEXAS; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; REPEALING ANY AND ALL ORDINANCES AND PARTS OF ANY AND ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Seven Points, Texas ("City") is an incorporated general law municipality; and

**WHEREAS**, the City has the authority to adopt codes and establish guidelines for buildings, property and structures within the incorporated limits of Seven Points, Texas; and

**WHEREAS**, having made the foregoing findings, the City Council finds that the adoption of the aforementioned International Property Maintenance Code serves the public health, safety and welfare and therefore should be adopted.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEVEN POINTS, TEXAS:**

**SECTION 1. INCORPORATION OF PREMISES.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2. AMENDMENTS.** The governing body shall designate a code official to enforce this ordinance. A copy of the aforementioned International Property Maintenance Code Edition 2017 shall be filed and maintained in the office of the Seven Points City Secretary and available for inspection during regular business hours.

**SECTION 3. SEVERABILITY.** If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

**SECTION 4. PENALTY.** Any person, firm, corporation or business entity violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be subject to a fine not to exceed the sum of \$500, unless the violation relates to fire safety, zoning or public health and sanitation, including dumping and refuse, in which the fine shall not exceed the sum of \$2,000. Each day's continuing violation shall constitute a separate offense. The penal provisions imposed shall not preclude the city from filing suit to enjoin the violation. The city retains all legal rights and remedies available to it pursuant to local, state and federal law. Any person violating any other provisions of this chapter shall upon conviction, be subject to a fine in accordance with general provisions of the code and each day in violation shall constitute a separate offense.

**SECTION 6. PUBLICATION AND EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

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**MAYOR – SEVEN POINTS TEXAS**

**ATTEST:**

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**CITY SECRETARY,  
SEVEN POINTS TEXAS**

**APPROVED AS TO FORM:**

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**CITY ATTORNEY**