

City of College Station Code and Property Maintenance

Code and property maintenance enforcement play a significant role in the perception of neighborhood integrity. Issues like lawn maintenance, trash around yards, and upkeep on a home play a role in how property owners make decisions about investments for improving their own property.

The City of College Station has minimum requirements regarding how properties should be maintained to meet basic health, safety, and welfare needs. These include standards for the upkeep on structures through the International Building Code, as well as standards for yard maintenance, junk vehicles, parking, and trash in the City's Code of Ordinances. Compliance with these regulations is monitored through a joint effort between Code Enforcement, Police, and residents. Code Enforcement officers investigate citizen complaints. College Station's Police Department works closely with Code Enforcement and Neighborhood Services to ensure safety within neighborhood specific areas, called beats.

Existing Regulations and Enforcement

There are a variety of ordinances that affect residential properties. The following are an outline of some regulations the City has in place.

Property Maintenance (International Property Maintenance Code 2012) – The following list are items that are part of the Property Maintenance Code that relate to property sites. Some of these items overlap other City Ordinances. The Property Maintenance Code has been in effect since 2006.

Properties shall be maintained in a clean, safe, and sanitary condition

- Sites shall be graded to prevent erosion and water stagnation
- Sidewalks and driveways shall be kept in repair and free of hazardous conditions
- Property should be free of weeds in excess of 12-inches
- Rodents shall be properly exterminated
- Vents and other pipes/duct work shall not discharge gaseous or particulate waste beyond property lines
- Accessory structures shall be in good repair
- Inoperable vehicles may not be stored on premise
- Defacement of property is prohibited
- Swimming pools shall be properly maintained
- Structures containing more than 24-inches of water are required to have a 48" fence

There are additional requirements that relate to the safe maintenance of the exterior and interior of a structure. These requirements can be found in the International Building Code, and for brevity have not been included. These standards do require that exterior structure components be maintained safely and free of cracks or other defects.

Neighborhood Walk and Talk

The Neighborhood Walk and Talk program is a coordinated effort between Neighborhood Services, Aggie Up, Code Enforcements, and Police to contact residents directly about issues in a neighborhood. A neighborhood walk and talk consists of representatives from each of the above divisions and departments walking through a neighborhood together to meet with residents one on one and educate, discuss and resolve issues about property maintenance, parking, noise control, and other issues that may be of concern. Typically, three to four areas are targeted during a school semester.

Aggie Up

The Aggie Up program was implemented in 2008 as collaboration between the City of College Station, City of Bryan, and Texas A&M University. The group brings representatives from Fire, Police, Code Enforcement, and Neighborhood Services together with TAMU Student Services representatives to address issues relating to off-campus student behavior. This program is responsible for the successful implementation of the Noise Abatement Program, as well as several promotional campaigns to educate students on neighborhood citizenship.

Strong and Sustainable Neighborhood Initiative

The Strong and Sustainable Neighborhood Initiative began in Fall, 2007. The program focuses on the realignment of City services like code enforcement and neighborhood services to support and strengthen local neighborhoods. The program began from policy debates within the community relating to the influx of students and renters in owner-occupied areas. Focus groups with owner-residents, property managers, and students provided insight on several areas where services could be improved to minimize the impacts from student behavior issues. Aggie Up is a program developed from the Strong and Sustainable Neighborhood Initiative.