

State of Arizona  
House of Representatives  
Fiftieth Legislature  
Second Regular Session  
2012

# HOUSE BILL 2122

AN ACT

AMENDING SECTION 11-251.02, ARIZONA REVISED STATUTES; AMENDING TITLE 11,  
ARIZONA REVISED STATUTES, BY ADDING CHAPTER 12; RELATING TO COUNTIES.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:  
2 Section 1. Section 11-251.02, Arizona Revised Statutes, is amended to  
3 read:  
4 11-251.02. Additional powers of the board  
5 The board of supervisors may:  
6 1. Authorize the use of county personnel, facilities, equipment,  
7 supplies and other resources in search or rescue operations involving the  
8 life or health of any person.  
9 2. Contract for the acquisition, rental or hire of equipment,  
10 services, services supervision, supplies and other resources for use in such  
11 search or rescue operations.  
12 3. Contract with an ambulance service provider that has a certificate  
13 of necessity issued pursuant to title 36, chapter 21.1, article 2 to provide  
14 ambulance service in the rural or wilderness service areas in counties with a  
15 population of less than five hundred thousand persons.  
16 4. CONTRACT WITH A GOVERNMENT AGENCY TO PROVIDE THE SERVICES OF THE  
17 CONSTABLE AT FEES THAT ARE LESS THAN THOSE ESTABLISHED BY SECTION 11-445,  
18 EXCEPT FOR THOSE SERVICES THAT ARE SPECIFICALLY AUTHORIZED BY LAW TO BE  
19 PERFORMED BY THE SHERIFF.  
20 Sec. 2. Title 11, Arizona Revised Statutes, is amended by adding  
21 chapter 12, to read:

22 CHAPTER 12  
23 RESIDENTIAL RENTAL INSPECTION PROGRAMS  
24 ARTICLE 1. GENERAL PROVISIONS

25 11-1701. Definitions  
26 IN THIS CHAPTER, UNLESS THE CONTEXT OTHERWISE REQUIRES:  
27 1. "BUILDING CODE" MEANS THE CONSTRUCTION CODES THAT WERE IN FORCE AT  
28 THE TIME OF BUILDING CONSTRUCTION, INCLUDING PLUMBING AND MECHANICAL CODES,  
29 ELECTRIC CODES, RESIDENTIAL CONSTRUCTION CODES, ENERGY CONSERVATION CODES AND  
30 EXISTING BUILDING CONSTRUCTION CODES, AND INCLUDES ANY PROPERTY MAINTENANCE  
31 CODES, NEIGHBORHOOD PRESERVATION CODES, ANTI-BLIGHT CODES OR OTHER SIMILAR  
32 CODES, HOWEVER DENOMINATED. WITH RESPECT TO MOBILE HOMES AS DEFINED IN  
33 SECTION 33-1409, BUILDING CODE MEANS THE FEDERAL CONSTRUCTION CODES  
34 APPLICABLE TO HOMES CONSTRUCTED AFTER JUNE 15, 1976, AND THE STATE CODES  
35 APPLICABLE TO HOMES CONSTRUCTED BEFORE THAT DATE.  
36 2. "COUNTYWIDE RESIDENTIAL RENTAL PROPERTY INSPECTION PROGRAM" MEANS  
37 ANY PROGRAM THAT INCLUDES SYSTEMATIC OR PERIODIC INSPECTIONS OF A MAJORITY OF  
38 RENTAL PROPERTIES IN THE COUNTY THAT HAVE NOT BEEN PREVIOUSLY FOUND TO MEET  
39 THE REQUIREMENTS OF SECTION 11-1702.  
40 3. "EXTERIOR INSPECTION" MEANS THE VISUAL INSPECTION OF ANY PORTION OF  
41 A RESIDENTIAL DWELLING UNIT THAT CAN BE SEEN FROM A PUBLIC STREET OR OTHER  
42 RIGHT-OF-WAY, OR THAT CAN BE SEEN FROM AN ADJACENT PROPERTY IF A COMPLAINT OR  
43 CONSENT IS RECEIVED FROM THE ADJACENT PROPERTY OWNER, LAWFUL RESIDENT OR  
44 LAWFUL TENANT.

1           4. "INITIAL INSPECTION" MEANS THE FIRST INSPECTION OF A RESIDENTIAL  
2 RENTAL DWELLING UNIT AFTER THE ESTABLISHMENT BY ORDINANCE OR RESOLUTION OF A  
3 RESIDENTIAL RENTAL INSPECTION PROGRAM.

4           5. "INTERIOR INSPECTION" MEANS A PHYSICAL OR VISUAL INSPECTION OF THE  
5 INTERIOR OF A RESIDENTIAL RENTAL DWELLING UNIT AND OTHER PORTIONS OF A  
6 RESIDENTIAL RENTAL DWELLING UNIT THAT ARE NOT VISIBLE FROM A PUBLIC STREET,  
7 RIGHT-OF-WAY OR NEIGHBORING PROPERTY THAT IS MADE FOR THE PURPOSE OF LOOKING  
8 FOR BUILDING CODE VIOLATIONS.

9           6. "MOBILE HOME PARK" HAS THE SAME MEANING PRESCRIBED IN SECTION  
10 33-1409.

11           7. "MULTIFAMILY HOUSING" MEANS SITE BUILT BUILDINGS CONTAINING  
12 RESIDENTIAL DWELLING UNITS, BUT DOES NOT INCLUDE MOBILE HOME PARKS.

13           8. "OWNER" MEANS THE PERSON, CORPORATION, LIMITED LIABILITY COMPANY,  
14 PARTNERSHIP, LIMITED PARTNERSHIP, TRUST OR REAL ESTATE INVESTMENT TRUST SHOWN  
15 ON THE LAWFULLY RECORDED TITLE TO THE PROPERTY.

16           9. "RESIDENTIAL DWELLING UNIT" MEANS A BUILDING OR STRUCTURE OR PART  
17 OF A BUILDING OR STRUCTURE THAT IS USED FOR A HOME OR RESIDENCE BY ONE OR  
18 MORE PERSONS WHO MAINTAIN A HOUSEHOLD, INCLUDING A MOBILE HOME REGARDLESS OF  
19 OWNERSHIP OF THE LAND.

20           10. "RESIDENTIAL RENTAL DWELLING UNIT" MEANS A DWELLING UNIT THAT IS  
21 LEASED OR RENTED TO ONE OR MORE TENANTS. A DWELLING UNIT THAT IS OCCUPIED IN  
22 PART BY THE OWNER OF THE DWELLING UNIT IS NOT A RESIDENTIAL RENTAL DWELLING  
23 UNIT UNLESS A TENANT OCCUPIES A PART OF THE DWELLING UNIT THAT HAS ITS OWN  
24 COOKING AND SLEEPING AREAS, A BATHROOM AND A SEPARATE ENTRANCE, UNLESS  
25 OTHERWISE PROVIDED IN A ZONING ORDINANCE OF THE COUNTY. RESIDENTIAL RENTAL  
26 DWELLING UNIT DOES NOT INCLUDE AN OWNER OCCUPIED MOBILE HOME IN A MOBILE HOME  
27 PARK THAT IS NOT OWNED BY THE LANDLORD OF THE MOBILE HOME PARK.

28           11. "RESIDENTIAL RENTAL LICENSING REQUIREMENT" MEANS A REQUIREMENT  
29 ESTABLISHED BY A COUNTY THAT PROPERTY OWNERS OR PROPERTY MANAGERS OBTAIN A  
30 LICENSE OR PERMIT FROM THE COUNTY, WITH OR WITHOUT AN ASSOCIATED FEE, BEFORE  
31 THEY CAN LEGALLY ENGAGE IN THE RENTAL OF DWELLING UNITS IN THE COUNTY.

32           12. "RESIDENTIAL RENTAL REGISTRATION REQUIREMENT" MEANS ANY  
33 REQUIREMENT ESTABLISHED BY A COUNTY FOR RENTAL HOUSING OWNERS OR MANAGERS TO  
34 SUBMIT INFORMATION TO THE COUNTY AS ALREADY REQUIRED TO BE SUBMITTED TO THE  
35 COUNTY ASSESSOR UNDER SECTION 33-1902.

36           11-1702. Individual property inspections

37           A. FOR INDIVIDUAL RESIDENTIAL RENTAL PROPERTIES THE COUNTY MAY CONDUCT  
38 INTERIOR INSPECTIONS IF AN EXTERIOR INSPECTION OF THE PROPERTY REVEALS OR IF  
39 THE PROPERTY IS FOUND TO HAVE ANY OF THE FOLLOWING:

40           1. CONDITIONS THAT MATERIALLY AFFECT THE HEALTH AND SAFETY OF THE  
41 OCCUPANTS AS PRESCRIBED BY SECTION 11-1703.

42           2. A SIGNIFICANT LEVEL OF CRIME ASSOCIATED WITH THE PROPERTY.

43           3. A DOCUMENTED HISTORY OF BUILDING CODE VIOLATIONS.

44           4. THE OWNER REPEATEDLY FAILS TO COMPLY WITH BUILDING CODE ENFORCEMENT  
45 REQUIREMENTS IMPOSED BY THE COUNTY.

1           5. THERE IS PROBABLE CAUSE THAT THE RESIDENTIAL RENTAL PROPERTY IS NOT  
2 IN COMPLIANCE WITH THE COUNTY'S BUILDING CODE.

3           6. A COMPLAINT IS RECEIVED FROM OR CONSENT FOR INSPECTION IS GIVEN BY  
4 THE OWNER OF RECORD, AGENT OR PROPERTY MANAGER, A LAWFUL RESIDENT OR A LAWFUL  
5 TENANT OF THE RESIDENTIAL RENTAL UNIT.

6           B. IF THE COUNTY DETERMINES PURSUANT TO SUBSECTION A OF THIS SECTION  
7 THAT AN INTERIOR INSPECTION IS REASONABLY NECESSARY AND THE PROPERTY'S TENANT  
8 HAS VACATED, THE COUNTY MAY REQUIRE AN ADDITIONAL INSPECTION AND APPROVAL BY  
9 THE COUNTY BEFORE A NEW OCCUPANCY IS PERMITTED.

10          C. BEFORE ENTRY THE COUNTY SHALL RECEIVE CONSENT OF THE OWNER OF  
11 RECORD OR A LAWFUL TENANT OR ON ISSUANCE OF A WARRANT.

12          D. THIS SECTION DOES NOT LIMIT THE AUTHORITY OF A COUNTY TO:

13           1. PERFORM AN EXTERIOR INSPECTION OF ANY PROPERTY IN THE COUNTY'S  
14 JURISDICTION AT ANY TIME.

15           2. ON RECEIPT OF A COMPLAINT OR CONSENT FROM THE OWNER OR LAWFUL  
16 TENANT, PERFORM AN INTERIOR INSPECTION OF ANY PROPERTY IN THE COUNTY'S  
17 JURISDICTION.

18           3. PERFORM INTERIOR, EXTERIOR OR CONSTRUCTION JOB SITE INSPECTIONS OF  
19 NEW CONSTRUCTION BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

20           4. PERFORM INTERIOR OR EXTERIOR INSPECTIONS OF ILLEGAL CONSTRUCTION  
21 THAT OCCURRED WITHOUT A REQUIRED BUILDING PERMIT.

22           5. PERFORM AN INTERIOR INSPECTION OF ANY PROPERTY DURING AN EMERGENCY  
23 OR NATURAL DISASTER.

24          E. A COUNTY MAY DESIGNATE ANY OF ITS DEPARTMENTS TO PERFORM ALL OR  
25 PART OF THE DUTIES GRANTED TO THE COUNTY PURSUANT TO THIS CHAPTER.

26          11-1703. Material affect on health and safety of occupants

27          FOR THE PURPOSES OF THIS CHAPTER, A CONDITION THAT MATERIALLY AFFECTS  
28 THE HEALTH AND SAFETY OF THE OCCUPANTS OF A RESIDENTIAL RENTAL DWELLING UNIT  
29 INCLUDES ANY OF THE FOLLOWING CONDITIONS:

30           1. INADEQUATE SANITATION, VENTILATION OR SPACE REQUIREMENTS, INCLUDING  
31 THE FOLLOWING:

32           (a) LACK OF OR INADEQUATE WATER CLOSETS, LAVATORIES, BATHTUBS OR  
33 SHOWERS.

34           (b) LACK OF A REQUIRED KITCHEN SINK OR A KITCHEN SINK THAT DOES NOT  
35 COMPLY WITH THE BUILDING CODE OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED.

36           (c) LACK OF HOT AND COLD RUNNING WATER TO PLUMBING FIXTURES.

37           (d) LACK OF ADEQUATE HEATING AND COOLING.

38           (e) LACK OF OR IMPROPER OPERATION OF REQUIRED VENTILATING EQUIPMENT OR  
39 BROKEN OR MISSING WINDOWS OR DOORS THAT CREATE A HAZARDOUS CONDITION OR A  
40 POTENTIAL ATTRACTION TO TRESPASSERS.

41           (f) LACK OF MINIMUM AMOUNTS OF NATURAL LIGHT AND VENTILATION AS  
42 REQUIRED BY THE BUILDING CODE.

43           (g) INADEQUATE ROOM AND SPACE DIMENSIONS AS REQUIRED BY THE BUILDING  
44 CODE.

- 1 (h) LACK OF REQUIRED ADEQUATE ELECTRICITY AND LIGHTING AS REQUIRED BY  
2 THE BUILDING CODE.
- 3 (i) INFESTATION OF INSECTS, VERMIN OR RODENTS.
- 4 (j) LACK OF CONNECTION TO A SEWAGE DISPOSAL SYSTEM AS REQUIRED BY THE  
5 BUILDING CODE.
- 6 (k) LACK OF ADEQUATE GARBAGE AND RUBBISH STORAGE AND REMOVAL  
7 FACILITIES.
- 8 2. STRUCTURAL HAZARDS, INCLUDING THE FOLLOWING:
- 9 (a) SIGNIFICANTLY DETERIORATED OR INADEQUATE FOUNDATIONS OR FOUNDATION  
10 AREAS THAT ARE NOT PROVIDED WITH ADEQUATE DRAINAGE.
- 11 (b) FLOORING OR FLOOR SUPPORTS OF INSUFFICIENT SIZE TO CARRY IMPOSED  
12 LOADS WITH SAFETY.
- 13 (c) MEMBERS OF WALLS, PARTITIONS OR OTHER VERTICAL SUPPORTS THAT  
14 SPLIT, LEAN, LIST OR BUCKLE DUE TO DEFECTIVE MATERIAL OR DETERIORATION.
- 15 (d) MEMBERS OF CEILINGS, ROOFS, CEILING AND ROOF SUPPORTS OR OTHER  
16 HORIZONTAL MEMBERS THAT SIGNIFICANTLY SAG, SPLIT OR BUCKLE DUE TO DEFECTIVE  
17 MATERIAL OR DETERIORATION.
- 18 (e) FIREPLACES OR CHIMNEYS THAT LIST, BULGE OR SETTLE DUE TO DEFECTIVE  
19 MATERIAL OR DETERIORATION OR THAT ARE OF INSUFFICIENT SIZE OR STRENGTH TO  
20 CARRY IMPOSED LOADS WITH SAFETY.
- 21 3. HAZARDOUS WIRING THAT DOES NOT CONFORM WITH THE BUILDING CODE OR  
22 THAT HAS NOT BEEN MAINTAINED IN GOOD CONDITION, OR BOTH, AND THAT IS NOT  
23 BEING USED IN A SAFE MANNER.
- 24 4. HAZARDOUS PLUMBING THAT DOES NOT CONFORM WITH THE BUILDING CODE OR  
25 THAT HAS NOT BEEN MAINTAINED IN GOOD CONDITION, OR BOTH, AND THAT IS NOT FREE  
26 OF CROSS-CONNECTIONS AND SIPHONAGE BETWEEN FIXTURES.
- 27 5. HAZARDOUS MECHANICAL EQUIPMENT, INCLUDING VENTS THAT DO NOT CONFORM  
28 WITH THE BUILDING CODE OR THAT HAVE NOT BEEN MAINTAINED IN GOOD AND SAFE  
29 CONDITION AND THAT ARE NOT WORKING PROPERLY.
- 30 6. FAULTY WEATHER PROTECTION THAT MAY INCLUDE:
- 31 (a) SIGNIFICANTLY DETERIORATED, CRUMBLING OR LOOSE PLASTER.
- 32 (b) DETERIORATED OR INEFFECTIVE WATERPROOFING OF EXTERIOR WALLS, ROOF,  
33 FOUNDATIONS OR FLOORS, INCLUDING BROKEN WINDOWS OR DOORS.
- 34 (c) DEFECTIVE OR LACK OF WEATHER PROTECTION FOR EXTERIOR WALL  
35 COVERINGS, INCLUDING LACK OF PAINT, OR WEATHERING DUE TO LACK OF PAINT OR  
36 OTHER APPROVED PROTECTIVE COVERING.
- 37 (d) BROKEN, ROTTED, SPLIT OR BUCKLED EXTERIOR WALL COVERINGS OR ROOF  
38 COVERINGS.
- 39 7. FIRE HAZARDS OR INADEQUATE FIRE PROTECTION, INCLUDING:
- 40 (a) ANY BUILDING OR PORTION OF A BUILDING OR ANY DEVICE, APPARATUS,  
41 EQUIPMENT, COMBUSTIBLE WASTE OR VEGETATION THAT IS NOT IN COMPLIANCE WITH THE  
42 BUILDING CODE AND THAT IS IN SUCH A CONDITION AS TO CAUSE A FIRE OR EXPLOSION  
43 OR TO PROVIDE A READY FUEL TO AUGMENT THE SPREAD AND INTENSITY OF A FIRE OR  
44 EXPLOSION ARISING FROM ANY CAUSE.

1 (b) ANY BUILDING OR PORTION OF A BUILDING THAT IS NOT PROVIDED WITH  
2 FIRE-RESISTIVE CONSTRUCTION OR FIRE EXTINGUISHING SYSTEMS OR EQUIPMENT  
3 REQUIRED BY THE BUILDING CODE, EXCEPT THOSE BUILDINGS OR PORTIONS OF  
4 BUILDINGS THAT CONFORMED WITH ALL APPLICABLE BUILDING CODE LAWS AND THAT HAVE  
5 FIRE-RESISTIVE INTEGRITY AND FIRE EXTINGUISHING SYSTEMS OR EQUIPMENT THAT HAS  
6 BEEN ADEQUATELY MAINTAINED AND IMPROVED IN RELATION TO ANY INCREASE IN  
7 OCCUPANT LOAD, ALTERATION OR ADDITION, OR ANY CHANGE IN OCCUPANCY.

8 (c) LACK OF ADEQUATE FIRE DETECTION SYSTEMS AS REQUIRED BY LAW.

9 8. FAULTY MATERIALS OR CONSTRUCTION THAT IS NOT SPECIFICALLY ALLOWED  
10 OR APPROVED BY THE BUILDING CODE OR THAT HAS NOT BEEN ADEQUATELY MAINTAINED  
11 IN GOOD AND SAFE CONDITION.

12 9. HAZARDOUS OR UNSANITARY PREMISES, INCLUDING THOSE PREMISES ON WHICH  
13 AN ACCUMULATION OF WEEDS, VEGETATION, REFUSE, DEAD ORGANIC MATTER, DEBRIS,  
14 GARBAGE, OFFAL, RAT HARBORAGES, STAGNANT WATER, COMBUSTIBLE MATERIALS AND  
15 SIMILAR MATERIALS OR CONDITIONS CONSTITUTE FIRE, HEALTH OR SAFETY HAZARDS.

16 10. INADEQUATE MAINTENANCE, INCLUDING ANY BUILDING OR PORTION OF A  
17 BUILDING THAT IS DETERMINED TO BE AN UNSAFE BUILDING IN ACCORDANCE WITH THE  
18 BUILDING CODE.

19 11. UNHEALTHY CONDITIONS, INCLUDING ANY CONDITION AS DEFINED IN THE  
20 BUILDING CODE THAT RESULTS IN THE FAILURE TO MAINTAIN MINIMUM STANDARDS OF  
21 SANITATION, HEALTH OR SAFETY OR THAT RENDERS AIR, FOOD OR DRINK UNWHOLESOME  
22 OR DETRIMENTAL TO HEALTH.

23 12. INADEQUATE EXITS, INCLUDING ALL BUILDINGS OR PORTIONS OF A BUILDING  
24 THAT ARE NOT PROVIDED WITH ADEQUATE EXIT FACILITIES AS REQUIRED BY THE  
25 BUILDING CODE AND THAT HAVE BEEN ADEQUATELY MAINTAINED AND INCREASED IN  
26 RELATION TO ANY INCREASE IN OCCUPANT LOAD, ALTERATION OR ADDITION, OR ANY  
27 CHANGE IN OCCUPANCY.

28 13. IMPROPER OCCUPANCY, INCLUDING ALL BUILDINGS OR PORTIONS OF A  
29 BUILDING THAT ARE OCCUPIED FOR LIVING, SLEEPING, COOKING OR DINING PURPOSES  
30 AND THAT WERE NOT DESIGNED AND PERMITTED TO BE USED FOR SUCH OCCUPANCIES, OR  
31 THAT ARE OCCUPIED IN EXCESS OF THE MAXIMUM OCCUPANCY LOAD ALLOWED BY ANY  
32 APPLICABLE PROVISION OF THE BUILDING CODE OR STATE LAW.

33 11-1704. Adoption of countywide residential rental property  
34 licensing, registration or inspection program;  
35 requirements

36 A. A COUNTY MAY ADOPT A COUNTYWIDE RESIDENTIAL RENTAL PROPERTY  
37 INSPECTION PROGRAM ONLY IF THE FOLLOWING OCCURS:

38 1. THE COUNTY CONDUCTS A PUBLIC HEARING AND ADOPTS THE RENTAL PROPERTY  
39 INSPECTION PROGRAM ORDINANCE OR RESOLUTION AT A REGULARLY HELD COUNTY BOARD  
40 MEETING THAT OCCURS AT LEAST THIRTY DAYS AFTER THE PUBLIC HEARING.

41 2. THE ORDINANCE OR RESOLUTION IS ADOPTED BY AT LEAST A MAJORITY VOTE  
42 OF THE ENTIRE BOARD.

43 3. THE COUNTY NOTIFIES ALL OWNERS OF RESIDENTIAL RENTAL PROPERTIES WHO  
44 ARE THEN CURRENTLY REGISTERED WITH THE COUNTY ASSESSOR OF THE COUNTY.

1           4. THE NOTICE TO OWNERS IS MAILED BY FIRST CLASS MAIL AT LEAST TWENTY  
2 DAYS IN ADVANCE OF THE REQUIRED PUBLIC HEARING.

3           5. A NOTICE OF THE PUBLIC HEARING IS PUBLISHED IN A LOCAL NEWSPAPER OF  
4 GENERAL CIRCULATION AND POSTED ON ANY OFFICIAL COUNTY WEBSITE NOT LESS THAN  
5 TWO WEEKS BEFORE THE REQUIRED PUBLIC HEARING.

6           B. A COUNTY SHALL NOT ADOPT A RESIDENTIAL RENTAL LICENSING REQUIREMENT  
7 FOR RESIDENTIAL RENTAL PROPERTIES OR PROPERTY OWNERS. THIS SUBSECTION DOES  
8 NOT PROHIBIT A COUNTY THAT IMPOSES A SALES TAX ON RENT FROM REQUIRING A  
9 TRANSACTION PRIVILEGE TAX LICENSE FOR RESIDENTIAL RENTAL PROPERTY OWNERS.

10          C. A COUNTY SHALL NOT ADOPT A RESIDENTIAL RENTAL REGISTRATION  
11 REQUIREMENT. A COUNTY SHALL OBTAIN RENTAL REGISTRATION INFORMATION ONLY FROM  
12 THE COUNTY ASSESSOR'S OFFICE.

13          11-1705. Inspection fees

14          A. A COUNTY SHALL NOT CHARGE A FEE FOR NONPERMIT RELATED INITIAL  
15 EXTERIOR INSPECTIONS, INITIAL INTERIOR INSPECTIONS THAT ARE REQUESTED BY AN  
16 OWNER OF RECORD OR A LAWFUL TENANT, FOR INITIAL INTERIOR INSPECTIONS PURSUANT  
17 TO ISSUANCE OF A WARRANT, INITIAL ANNUAL INSPECTION PURSUANT TO A RESIDENTIAL  
18 RENTAL INSPECTION PROGRAM OR FOR AN INITIAL FOLLOW-UP INSPECTION WHERE ALL  
19 BUILDING CODE VIOLATIONS IDENTIFIED TO THE PROPERTY OWNER WITH A WRITTEN  
20 NOTICE OR CITATION HAVE BEEN CORRECTED.

21          B. A COUNTY MAY CHARGE A REASONABLE FEE:

22           1. FOR EACH SUBSEQUENT FOLLOW-UP INTERIOR OR EXTERIOR INSPECTION TO  
23 ENSURE COMPLIANCE WITH A CITATION OR NOTICE ISSUED FOR VIOLATIONS OF THE  
24 BUILDING CODE THAT MATERIALLY AFFECT THE HEALTH AND SAFETY OF RESIDENTS.

25           2. IF AN OWNER FAILS TO CORRECT A VIOLATION FOR WHICH A NOTICE OR  
26 CITATION HAS BEEN ISSUED AND THE OWNER HAS BEEN GIVEN ADEQUATE TIME TO  
27 CORRECT THE VIOLATION. FOR THE PURPOSES OF THIS PARAGRAPH, ADEQUATE TIME  
28 SHALL BE NO LESS THAN FIFTEEN CALENDAR DAYS. FOR THE PURPOSES OF THIS  
29 SECTION, A REASONABLE FEE MAY INCLUDE THE COSTS INCURRED BY THE COUNTY FOR  
30 ALL RELATED INSPECTIONS BEFORE THE FAILURE OF THE OWNER TO CORRECT IDENTIFIED  
31 VIOLATIONS.

32          C. NOTWITHSTANDING SUBSECTION B OF THIS SECTION, A VIOLATION OF THE  
33 BUILDING CODE THAT IMMEDIATELY THREATENS THE HEALTH AND SAFETY OF OCCUPANTS  
34 SHALL BE CITED AND REPAIRED IMMEDIATELY.