

Date May 6, 2013

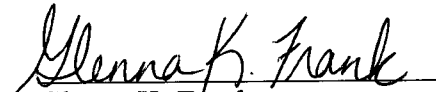
An Ordinance entitled, "AN ORDINANCE to amend the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as heretofore amended, by amending Sections 42-346, 42-347, 42-348, 42-352, 42-353, 42-354, 42-355, 42-358, 42-359, 42-360, 42-361 and 42-364, by repealing Sections 42-349, 42-350, 42-356, 42-362 and 42-363, and by adding and enacting new Sections 42-351, 42-358.01 and 42-358.02, relating to nuisances, nuisance abatement, and notices and hearings related thereto",

presented.

Moved by _____ that this ordinance be considered and given first vote for passage.

FORM APPROVED:

(First of three required readings)


 Glenna K. Frank
 Assistant City Attorney

(Council Communication No. **13-232**)

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE | | | | |
| COLEMAN | | | | |
| GRIESS | | | | |
| HENSLEY | | | | |
| MAHAFFEY | | | | |
| MEYER | | | | |
| MOORE | | | | |
| TOTAL | | | | |

MOTION CARRIED

APPROVED

_____ Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk

ORDINANCE NO. _____

AN ORDINANCE to amend the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as heretofore amended, by amending Sections 42-346, 42-347, 42-348, 42-352, 42-353, 42-354, 42-355, 42-358, 42-359, 42-360, 42-361 and 42-364, by repealing Sections 42-349, 42-350, 42-356, 42-362 and 42-363, and by adding and enacting new Sections 42-351, 42-358.01 and 42-358.02, relating to nuisances, nuisance abatement, and notices and hearings related thereto.

Be It Ordained by the City Council of the City of Des Moines, Iowa:

Section 1. That the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as heretofore amended, is hereby amended by amending Sections 42-346, 42-347, 42-348, 42-352, 42-353, 42-354, 42-355, 42-358, 42-359, 42-360, 42-361 and 42-364, by repealing Sections 42-349, 42-350, 42-356, 42-362 and 42-363, and by adding and enacting new Sections 42-351, 42-358.01 and 42-358.02, relating to nuisances, nuisance abatement, and notices and hearings related thereto, as follows:

ARTICLE VI. NUISANCES

Sec. 42-346. Definitions.

The definitions found in sections 42-28, 42-451 and 42-477 shall apply to the provisions of this division, provided, however, that the following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abatement costs (or costs of abatement) are the reasonable costs incurred by the city in abating a nuisance. These costs

may include, but are not limited to, the costs for labor, police officers, equipment used, and overhead or administrative expenses.

Boat is a craft or device designed for operation on water.

Department is any city department charged with enforcement of any section enumerated in this article.

Enclosed building is any structure having exterior walls and a roof constructed in compliance with applicable ordinances that is secured against entry.

Hearing officer is the city manager or his/her designated representative.

Inoperable and/or unsafe vehicle or boat is any motor vehicle, recreational vehicle, trailer, semitrailer, or boat that meets one or more of the following criteria that:

- (1) lacks a current registration or any component part, engine or parts that render it incapable of use and/or unsafe for its intended use;
- (2) with a missing, broken or shattered windshield or any exposed broken glass edges;
- (3) with a missing fender, door, hood, steering wheel, trunk top, or trunk handle;
- (24) that has become a habitat of rats, mice, snakes, or other vermin or for insects;
- (5) that is left unattended on jacks, blocks, or elevated in any other way which constitutes a threat to the public health, safety or welfare;
- (63) that because of its condition or method of storage constitutes a threat to public health and safety.

Junk means all old or scrap copper, brass, lead, or any other non-ferrous metal; old rope, rags, batteries, paper, trash, rubber debris, waste, used lumber or salvaged wood; dismantled or inoperable vehicles, unsafe vehicles, machinery and appliances or parts of such vehicles, machinery or appliances; iron, steel, or other old or scrap ferrous material; old discarded glass, tinware, plastic, or old discarded household goods or hardware; cut brush, including dead or decaying plant material, except a contained compost pile or orderly stacked firewood if cut in lengths less than or equal to four feet and stored at least eighteen (18) inches above the ground surface.

Motor vehicle is a device in, upon, or by which a person or property is or may be transported or drawn upon a highway, street or waterway, with the exception of devices moved by human power or used exclusively upon stationary rails or tracks, and includes without limitation an automobile, truck, trailer, motorcycle, tractor, buggy, wagon, farm machinery, or any combination thereof.

Public right-of-way real property includes the public right-of-way (the area of land, the right to possession of which is secured by the city for roadway purposes and includes the traveled portion of the public streets and alleys as well as the border area, which is all property outside the lot and property lines and inside the curb lines or traveled portion of the public streets or alleys), and all other city-owned real property and improvements thereon.

Unlicensed motor vehicle or trailer is any vehicle or trailer that is not displaying a current license as required by state law. For the purposes of this article a valid current license shall not include a stored vehicle license issued under state law. Mere licensing of an inoperable or unsafe motor vehicle or trailer shall not constitute a defense to the finding that the presence of any vehicle constitutes a nuisance.

Sec. 42-347. Nuisance construed; ~~action to abate.~~

Whatever is injurious or dangerous to the public health, safety or welfare, including but not limited to those things or actions which are offensive to the senses, or an obstruction to the free use of property real estate so as to unreasonably interfere with the comfortable enjoyment of life or property, real estate or which are identified specifically as nuisances in this article, Code is a nuisance.

~~Such nuisance may be abated by:~~

- ~~(1) A civil action brought by ordinary proceedings, with damages sustained on account thereof, the costs of abatement and civil penalties to be recovered as an assessment to be placed against the real estate and collected in the same manner as a property tax and/or as a personal judgment;~~
- ~~(2) The administrative hearing procedure described in this article, with damages and or the cost of abatement sustained on account thereof to be recovered as an assessment to be placed against the real estate and collected in the same manner as a property tax and/or collected as a personal judgment; or~~
- ~~(3) Any other action authorized by law to protect the public health, safety or welfare, including, but not limited to, injunctive relief.~~

Sec. 42-348. Specifically identified nuisances. ~~Enumeration of nuisances subject to enforcement by administrative hearing procedure or civil action.~~

Specifically identified nuisances include the following:

~~The following are nuisances that may be prosecuted through the administrative hearing process or through civil action as set forth in this article:~~

- (1) Depositing any poisonous material or ~~thing~~ substance on any real estateproperty, so as to allow access to it by any animal or person.
- (2) Depositing or storing of flammable junk on any real estateproperty, including but not limited to old rags, rope, cordage, rubber, boxes, and paper, ~~by dealers in such articles,~~ unless it is in a building of fireproof construction.
- (3) Depositing or storing outside a completely enclosed building items that constitute a threat to the public health, safety or welfare, including but not limited to the following: old or scrap rope, rags, batteries, paper, trash, rubber debris, tires, waste, used lumber or salvaged wood, inoperable machinery or appliances or parts of such machinery or appliances, vehicular component parts, iron, steel, old or scrap household goods or hardware, cut brush or wood including dead or decaying plant material except as contained in a compost pile or orderly stacked firewood if cut in lengths of four feet or less and stored at least eighteen (18) inches above the ground surface.
- (4) Placement, storage or abandonment ~~Discarding or abandoning~~ of refrigerators, iceboxes or similar containers equipped with an airtight door, lid with a snap, lock or other device which cannot be released from the inside, ~~whether such is abandoned or discarded~~ outside any building or dwelling or within any unoccupied or unsecuredabandoned building, dwelling or other structure if the door or lid is not disabled.
- (5) Depositing or storing of litter, garbage or organic waste on any real estateproperty; provided, however, that this article shall not prohibit the storage of litter, garbage or organic waste in authorized private receptacles for collection.
- (6) ~~Any trees, shrub, wood or debris which is:~~
 - a. Infected with Dutch elm disease, or oak wilt, or any disease that is a threat to the entire urban forest; or
 - b. Infested with emerald ash borer or Asian longhorned beetle or any insect that is a threat to the entire urban forest; or

c. ~~or any d~~Dead or dying tree, shrub, brush or wood, or any tree, shrub, brush, wood or debris infected with any diseased damaged ~~so so~~ as to constitute a threat to the public health, safety or welfare.

- (7) Any tree, ~~or shrub~~, or any other plant whose foliage extends over the city right-of-way in violation of section 114-14 or 122-10 of this Code.
- (8) Graffiti as is defined in division 2 of article VI of chapter 70 of this Code when placed on any surface not primarily intended for such use, except as specifically permitted therein.
- (9) Any motor vehicle, trailer or boat that is unlicensed, unsafe or inoperable found upon public or private real estate property, and the contents therein, which is not stored within an enclosed building. This article shall not apply to legitimate businesses operating in a lawful place and manner provided, however, that such outside areas are screened from public view and do not constitute a threat to the public health, safety or welfare.
- (10) Obstructing or encroaching by motor vehicles or otherwise upon any public or private, road, street, highway, or right-of-way which causes traffic or pedestrians to cross the marked centerline or leave the usual traveled portion of the roadway, right-of-way or sidewalk to travel around the obstruction or encroachment. This article shall not apply to emergency vehicles and official government or utility vehicles in the performance of their duties nor to other vehicles while legally maneuvering into position or momentarily engaged in receiving or discharging passengers, loading or unloading of merchandise, ~~or in~~ obedience to traffic regulations, signs or signals, ~~or~~ in an involuntary stopping of the vehicle by reason of causes beyond the control of the operator, or as otherwise authorized in writing by the city.
- (11) Businesses, the operation or maintenance of which adversely impacts nearby residential or commercial uses and which:
 - a. Jeopardizes or endangers the public health or safety, or the health or safety of persons residing or working on the premises or in the surrounding area;
 - b. Has resulted in or facilitated any of the following activities: disturbances of the peace, illegal drug activity including sales or

possession thereof, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, illegal parking, excessive noise (particularly between the hours of 11:00 p.m. and 7:00 a.m.), noxious smells or fumes, traffic violations, or police detention, citations or arrests; or

c. Violates any other section of this article or any other city, state or federal regulation, ordinance or statute.

(12) Abandonment or allowing the abandonment of property in or upon any public right-of-way abutting real estate owned or under control of such person real property. Personal property left in or in the public right-of-way of any road or alley upon public real property, including but not limited to any personal and household items, furniture, appliances, machinery, equipment, building materials, or other items located on the public right-of-way, shall be deemed abandoned.

(13) Erecting or using any building or place for the exercise of any trade, employment, or manufacture, which by occasioning noxious exhalations, offensive smells, or other annoyances that constitute a threat to the public health, safety or welfare.

(14) Emitting dense smoke, noxious fumes, or fly ash.

(15) Causing or allowing any offal, filth, or noisome substance to be collected or to remain in any place.

(16) Discharging sewage, garbage, or any other organic waste matter into or on any public or private real property.

(17) Transporting garbage, night soil, or other organic filth in vehicles or containers which leak or which allow access by insects to the material being transported.

(18) Except as permitted or authorized in writing by the city, obstructing, encroaching upon, or encumbering by fences, buildings, trees, shrubs, or otherwise any public real property, road, private way, street, alley, traffic control device, streetlight, common, landing place, or burying ground.

(19) Obstructing or impeding, without legal authority, the passage of any navigable river, marina, or collection or body of water.

- (20) Corrupting or rendering unwholesome or impure the water of any river, stream, lake or pond, or other body of water, or unlawfully diverting such water.
- (21) Billboards, signboards, and advertising signs, whether erected and constructed on public or private real property, which so obstruct or impair the view of any portion or part of a public street, avenue, highway, boulevard, or alley or of a railroad or railway track as to render dangerous the use thereof.
- (22) Any sign or sign structure which is structurally unsafe or which constitutes a hazard to the public health, safety or welfare because of its location, inadequate maintenance or dilapidation or which is not kept in good repair or which is capable of causing an electric shock to persons likely to come in contact with it.
- (23) Any sign, sign structure, vehicle or any other property or structure which obstructs free ingress to or egress from a door, window, fire escape, or any other entrance or exit required by this Code or any other law.
- (24) Signs accessible to the general public containing obscene statements, words, or pictures. As used in this subsection, the term "obscene" means and includes any depiction or description of genitals, sex acts, masturbation, excretory functions, or sadomasochistic abuse which the average person, taking the material as a whole and applying contemporary community standards with respect to what is suitable material for minors, would find appeals to the prurient interest and is patently offensive, and the material, taken as a whole, lacks serious literary, scientific, political, or artistic value.
- (25) Depositing or permitting to be deposited dirt, debris, or other material:
- a. Onto public real property, except as part of a city project or city function or as otherwise permitted or authorized in writing by the city;
 - b. Into a private storm sewer or drainage way in an amount which could obstruct the flow of water in a public storm sewer or drainage way located upstream from such private storm sewer or drainage way; or
 - c. Onto public or private real property so as to obstruct or divert the natural flow of surface water causing or threatening to cause damage to a building or its contents on adjoining property.

(26) Any discharge, directly or indirectly, of waters which collect upon private real property from subsurface or surface drainage, including but not limited to that from building footing drains:

a. To a point upon or so adjacent to a public sidewalk or street as to permit the waters so discharged to drain upon a public sidewalk or street during other than periods of community emergency generated by extraordinary high levels of precipitation; or

b. Onto adjoining real property causing or threatening to cause damage to any building, its contents, any structure, or any other thing of value on such adjoining real estate. The city engineer may require that any such discharge be connected to the public sewer system, if available, or be redirected to a discharge point which eliminates or lessens the nuisance.

(27) The discharge of water upon or under a public street or sidewalk because of faulty water service.

(28) Any object or structure that may be erected within 1,000 feet of the limits of any municipal or regularly established airport or landing place which may endanger or obstruct aerial navigation, including takeoff and landing, unless such object or structure constitutes a proper use or enjoyment of the land on which the object or structure is located.

(29) The existence of any hazardous substance, as defined in section 46-92 of this Code, that has been or is being discharged or released into the environment or that is not properly stored or labeled or that is not secured from access by the public.

Sec. 42-349. Reserved.

Editor's note--Ord. No. 15,--- repealed § 42-349 which pertained to enumeration of nuisances subject to enforcement by civil action and derived from Code 1991, § 17-1.02 and Ord. No. 13,518, and from Code 2000, § 42-349 and Ordinance Nos. 14,319 and 14,484.

Enumeration of nuisances subject to enforcement by civil action.

~~The following are nuisances that may be prosecuted through civil action as set forth in this article:~~

~~(1) Erecting or using any building or place for the exercise of any trade, employment, or manufacture, which by occasioning noxious exhalations, offensive~~

~~smells, or other annoyances that constitute a threat to the public health, safety or welfare.~~

- ~~(2) Emitting dense smoke, noxious fumes, or fly ash.~~
- ~~(3) Causing or allowing any offal, filth, or noisome substance to be collected or to remain in any place.~~
- ~~(4) Discharging sewage, garbage, or any other organic waste matter into or on any public or private real estate.~~
- ~~(5) Transporting garbage, night soil, or other organic filth in vehicles or containers which leak or which allow access by insects to the material being transported.~~
- ~~(6) Obstructing or encumbering by fences, buildings, trees, shrubs, or otherwise any public road, private way, street, alley, traffic control device, streetlight, common, landing place, or burying ground.~~
- ~~(7) Obstructing or impeding, without legal authority, the passage of any navigable river, harbor, or collection of water.~~
- ~~(8) Corrupting or rendering unwholesome or impure the water of any river, stream, or pond, or unlawfully diverting such water.~~
- ~~(9) Billboards, signboards, and advertising signs, whether erected and constructed on public or private real estate, which so obstruct or impair the view of any portion or part of a public street, avenue, highway, boulevard, or alley or of a railroad or railway track as to render dangerous the use thereof.~~
- ~~(10) Any sign or sign structure which is structurally unsafe or which constitutes a hazard to the public health, safety or welfare because of its location, inadequate maintenance or dilapidation or which is not kept in good repair or which is capable of causing an electric shock to persons likely to come in contact with it.~~
- ~~(11) Any sign, sign structure, vehicle or any other structure which obstructs free ingress to or egress from a door, window, fire escape, or any other entrance or exit required by this Code or any other law.~~
- ~~(12) Signs accessible to the general public containing obscene statements, words, or pictures. As used in this subsection, the term "obscene" means and includes any depiction or description of genitals, sex acts, masturbation, excretory functions, or sadomasochistic abuse which the average person, taking the material as a whole and applying contemporary community standards~~

~~with respect to what is suitable material for minors, would find appeals to the prurient interest and is patently offensive, and the material, taken as a whole, lacks serious literary, scientific, political, or artistic value.~~

- ~~(13) Depositing or permitting to be deposited dirt, debris, or other material:~~
- ~~a. Onto a public right-of-way in amounts which could be injurious or dangerous to the public health, safety or welfare;~~
 - ~~b. Into a private storm sewer or drainage way in an amount which could obstruct the flow of water in a public storm sewer or drainage way located upstream from such private storm sewer or drainage way; or~~
 - ~~c. Onto public or private real estate so as to obstruct or divert the natural flow of surface water causing or threatening to cause damage to a building or its contents on adjoining property.~~
- ~~(14) Any discharge, directly or indirectly, of waters which collect upon private real estate from subsurface or surface drainage, including but not limited to that from building footing drains:~~
- ~~a. To a point upon or so adjacent to a public sidewalk or street as to permit the waters so discharged to drain upon a public sidewalk or street during other than periods of community emergency generated by extraordinary high levels of precipitation; or~~
 - ~~b. Onto adjoining real estate causing or threatening to cause damage to any building, its contents, any structure, or any other thing of value on such adjoining real estate. The city engineer may require that any such discharge be connected to the public sewer system, if available, or be redirected to a discharge point which eliminates or lessens the nuisance.~~
- ~~(15) The discharge of water upon or under a public street or sidewalk because of faulty water service.~~
- ~~(16) Any object or structure that may be erected within 1,000 feet of the limits of any municipal or regularly established airport or landing place which may endanger or obstruct aerial navigation, including takeoff and landing, unless such object or structure constitutes a proper use or enjoyment of the land on which the object or structure is located.~~

~~(17) The existence of any hazardous substance, as defined in section 46-92 of this Code, that has been or is being discharged or released into the environment or that is not properly stored or labeled or that is not secured from access by the public.~~

Sec. 42-350. Emergency actions~~Reserved.~~

Editor's note--Ord. No. 15,--- repealed § 42-350 which pertained to emergency actions and derived from Code 1991, § 17-1.03 and Ord. No. 13,518, and from Code 2000, § 42-350 and Ordinance No. 14,319.

~~If the department determines that a nuisance exists which constitutes an emergency requiring immediate abatement, the city may perform any emergency action necessary to abate the nuisance with or without prior notice.~~

Sec. 42-351. Reserved. Action to abate.

If a department determines that a nuisance exists, such nuisance may be abated and enforced against by notice as set forth in this article, and pursuant to:

- (1) A civil action brought by ordinary proceedings, with damages sustained on account thereof, the costs of abatement and civil penalties to be recovered as a personal and/or in rem judgment;
- (2) The administrative hearings described in this article, with damages and/or the cost of abatement sustained on account thereof to be recovered as an assessment to be placed against the real property and collected in the same manner as a property tax ; or
- (3) Any other action authorized by law to protect the public health, safety or welfare, including, but not limited to, injunctive relief.

Editor's note--Ord. No. 13,718 originally repealed § 42-351 which pertained to abandoned property and derived from Code 1991, § 17-1.04 and Ord. No. 13,518.

Sec. 42-352. Liability.

The owners, agents, contract buyers, tenants, or lessees of all residential dwellings, commercial establishments, ~~and/or~~ real estate property upon which a violation of this article is found shall be jointly and severally responsible for compliance with this article and jointly and severally liable for any

damages or costs incurred and ~~awarded~~ assessed or awarded under this article.

Sec. 42-353. Rebuttable presumption.

In any proceeding charging a violation of this article, proof that the particular violation described constitutes a violation of this article, together with proof that the particular ~~defendant~~ named violator was the owner, agent, tenant, or lessee of the residential dwelling, commercial establishment ~~and/or real estate~~ property upon which the violation occurred, shall be deemed to create a ~~by~~ rebuttable presumption that such violator person ~~was the party~~ person violating this article. As to property abandoned, ~~in the public real estate~~ right property-of-way, it is presumed that the abandoned property was placed there by or with the consent of the owner, agent, tenant or lessee of ~~or person responsible for~~ the abutting property.

Sec. 42-354. Habitual violators.

Any person who is ~~given notice of violation of~~ found to have violated this article three or more times within a 36-month period, at any address in the city, shall be deemed to be a habitual violator.

Sec. 42-355. Powers of department.

~~The~~ Department employees designated by the department director may enter onto and into open unobstructed property and structures to investigate, locate, and identify nuisances ~~enumerated in this article that occur on real estate~~ in the city. Designated department ~~Employees of the department~~ shall have full authority to declare a condition to be a ~~public~~ nuisance and issue appropriate notices provided for by this article and such designated. ~~Thereafter, the department~~ employees may ~~shall~~ take such further action as required and permitted by this article. Designated ~~Department~~ employees shall have all powers and authority necessary to cause the abatement of the nuisance in accordance with ~~under~~ this article. If entry onto real property for the purposes described in this section is refused, an administrative search warrant may be obtained as provided in section 1-19 of this code.

Sec. 42-356. Reserved.

Editor's note--Ord. No. 15,--- repealed § 42-356 which pertained to search warrants and derived from Code 1991, § 17-3.01 and Ord. No. 13,518.

Search warrant.

~~— If entry onto real estate for the purposes described in section 42-355 of this article is refused, the department may obtain an administrative search warrant as provided by law to gain entry onto the real estate for the purpose of inspection.~~

Sec. 42-358. Notices. ~~Notice of nuisances enumerated for enforcement by administrative hearing procedure or civil action.~~

~~(a) If the department determines that a nuisance exists, as enumerated in 42-348 of this article, the department may give notice of the existence of the nuisance and order abatement of the nuisance within the time set forth in the notice. If the department in its sole discretion determines to proceed by administrative procedure, the notice shall contain the following information:~~

~~— (1) A description, to the extent possible, of the conditions that constitute the nuisance;~~

~~— (2) An indication of the location of the nuisance;~~

~~— (3) A statement that the person liable for the presence of the nuisance must correct the nuisance within the time set forth in the notice and in accordance with this article;~~

~~— (4) A statement that upon failure to comply with this article within the time set forth in the notice, the person so notified of the violation shall be deemed liable for the nuisance;~~

~~— (5) A statement that the city will enter onto the property and cause the conditions which constitute the nuisance to be abated, the costs of abatement and civil penalties to be recovered as an assessment to be placed against the real estate and collected in the same manner as a property tax or as a personal judgment; or~~

~~— (6) A statement that upon notice of the administrative procedure the person notified or the person's duly authorized agent may file a written request for a hearing as set forth in this subchapter.~~

~~(b) Notice shall be served by United States mail, postage prepaid to all persons deemed responsible for the violation at their last known mailing address as determined by reasonable search.~~

~~(c) If the department, in its sole discretion, determines at any time to proceed by civil action, then notice may be given pursuant to § 42-359.~~

(a) Notice to abate a nuisance shall be given prior to city action to abate a nuisance, except that in the event of an emergency, such notice as is practical under the circumstances, if any is practical, shall be given; provided, however, that nothing herein shall require notice in an emergency if impractical. If notice to abate a nuisance is given pursuant to this article, said notice shall contain the following information:

(1) A description, to the extent possible, of the conditions that constitute the nuisance;

(2) A description of the location of the nuisance;

(3) A statement that the person liable for the presence of the nuisance must correct the nuisance within the reasonable time set forth in the notice and in accordance with this article; and

(4) A statement that upon failure to comply with this article within the time set forth in the notice, the person so notified of the violation shall be deemed liable for the nuisance, and that the city may enter onto the real property and cause the conditions which constitute the nuisance to be abated and assess the costs of abatement against the real property for collection in the same manner as a property tax, following administrative hearing if requested or court action as applicable.

(5) If the department elects to follow the administrative hearing procedure set forth in this article, the notice shall also contain a statement that the person notified, or the person's duly authorized agent as identified in a notarized statement provided by the person notified, may file a written request for an administrative hearing as set forth in section 42-358.02(b) of this article.

(b) Notice of costs of abatement shall be given prior to city assessment of such costs. If notice of costs of abatement is given following administrative hearing procedure or emergency action pursuant to this article, said notice shall contain the following information:

(1) A description, to the extent possible, of the conditions that constituted the nuisance;

(2) A description of the location of the nuisance;

(3) A description, to the extent possible, of the abatement actions taken by the city;

