

CHARTER TOWNSHIP OF AUGUSTA

WASHTENAW COUNTY, STATE OF MICHIGAN

Property Maintenance Code of Augusta Charter Township

ORDINANCE # 2026-03

Effective Date: August 16, 2026

AN ORDINANCE OF AUGUSTA CHARTER TOWNSHIP ADOPTING THE 2024 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 INSURE 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 FOR THE DEMOLITION OF SUCH STRUCTURES; FIXING PENALTIES FOR VIOLATION; PROVIDING FOR APPEALS; AND TO REPEAL AUGUSTA CHARTER TOWNSHIP ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

THE CHARTER TOWNSHIP OF AUGUSTA, COUNTY OF WASHTENAW, MICHIGAN HEREBY ORDAINS:

Section 1. – Short Title.

This Ordinance shall be known as and may be cited as the “Property Maintenance Code of Augusta Charter Township.”

Section 2. – Adoption of Property Maintenance Code.

The International Property Maintenance Code, 2024 edition, as published by the International Code Council, is hereby adopted as the Property Maintenance Code and Ordinance of the Charter Township of Augusta, for regulating and governing the conditions and maintenance of all property, buildings, and structures, by providing for 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; the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; and, providing for the issuance of permits and collection of fees therefore. Each and all of the regulations, provisions, penalties, conditions and terms of said code on file with the township are hereby referenced to, adopted and made part hereof as if fully set forth in this article, with the additions, insertions, deletions and amendments, if any, prescribed in Section 3 of this Ordinance. Printed copies of such code shall be kept in the office of the Charter

Township of Augusta and made available for inspection by and distribution to the public at a reasonable charge.

Sec. 3. – Insertions and amendments.

The following sections of the International Property Maintenance Code, 2024 Edition, are completed and amended by inserting the following information where indicated in said code:

Section 101.1. Insert: Charter Township of Augusta.

Section 103.1, 103.2, and 103.3. Delete and replace the language of these sections with the following new Section 103.1:

Section 103.1 – Department of Property Maintenance. The department of property maintenance is hereby created. The Washtenaw County Building Department is hereby appointed as the code official. The executive official of the department shall be the offices of the Augusta Charter Township Supervisor. The Township's zoning and ordinance enforcement officer is hereby appointed as a deputy code official with the same powers as the code official for enforcement of this Ordinance and the Property Maintenance Code adopted herein. The code official shall have the authority to appoint additional deputies as determined by the code official as necessary or appropriate for the proper enforcement of this Ordinance. Such additional employees and deputies of the code official shall have powers as delegated by the code official.

Section 106.1. Delete and replace the language of this section with the following new Section 106.1:

Section 106.1 – Means of Appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to the Zoning Board of Appeals as established by the Charter Township of Augusta or Washtenaw County pursuant to Section 14 of the State Construction Code Act of 1972, Act 230 of Public Acts of 1972, as amended (hereinafter "Act") provided that a written application for appeal is filed within 20 days after the day the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. The procedures for appeal established under the Act shall govern appeals under this code. An appeal from a final decision of the Zoning Board of Appeals may be made to a court of competent jurisdiction as provided by law.

Section 107.4. Delete and replace the language of this section with the following new Section 107.4:

Section 107.4 – Violation Penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be responsible for a municipal civil infraction and subject to a fine as follows:

- Not less than one hundred dollars (\$100.00) or more than five hundred dollars (\$500.00) for any first offense, plus costs;
- Not less than two hundred dollars (\$200.00) or more than seven hundred fifty dollars (\$750.00) for a second offense, plus costs; and
- Not less than four hundred dollars (\$400.00) or more than one thousand dollars (\$1,000.00) for a third and subsequent offenses, plus costs.

Each day that a violation continues shall be deemed a separate offense for which a separate penalty may be assessed.

Section 302.4. Delete and replace the language of this section with the following new Section 302.4:

Section 302.4 – Weeds. Within platted subdivisions in which buildings have been erected upon 60 percent or more of the lots, and parcels of land along improved street and roads in common useage within the township, to a depth of 165 feet or the depth of the ownership, except for fallow farm fields for a period not to exceed two (2) years and except for new construction so long as construction progress is being made to the code official's satisfaction, all premises and exterior property areas shall be maintained free from weeds or plant growth in excess of ten inches (10"). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation other than trees or shrubs. Noxious weeds shall not include cultivated flowers and gardens. Properties at 1.5 acres and larger are exempt from this requirement; unless a complaint is filed with the township. The building and/or zoning administrator of the Township has the discretion to determine the necessity and degree of compliance with this Section on a case by case basis based upon the parcel's proximity to, and view from, road right of ways and/or adjacent uses. A discretionary decision under this Section is appealable to the Township Board by an aggrieved party within thirty (30) days after such a discretionary decision is made. The Township Board's decision on the discretionary determination under this Section is final.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds and otherwise comply with the requirements of this Section within ten (10) days after service of a notice of violation, the owner or agent shall be subject to prosecution in accordance with Section 107 and

as prescribed by the Charter Township of Augusta. Upon a failure to comply with a notice of violation under this Section, and in addition to any prosecution in accordance with Section 107 as may be prescribed by the Charter Township of Augusta, any duly authorized employee of the Charter Township of Augusta or contractor hired by the Charter Township of Augusta shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property. The township shall have a lien upon the property for the cost of removal, such lien to be enforced in the manner prescribed by the general laws of the state providing for the enforcement of tax liens.

Section 304.14. Insert: April 1 to October 1.

Section 602.3. Insert: September 1 to May 31.

Section 602.4. Insert: September 1 to May 31.

Sec. 4. – Inconsistent Ordinances.

If there is a conflict between Augusta Charter Township ordinances or parts of ordinances and this Property Maintenance Code, the more restrictive ordinance shall apply.

Sec. 5. – Savings Clause.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this ordinance takes effect are saved and may be commenced according to the law in force when they are commenced.

State law reference— MCL 42.23.

Adoption and Effective Date. This Ordinance shall be published in the manner as required by law. Except as otherwise provided by law, this Ordinance shall be effective 7 days after final publication.

This Ordinance was duly adopted by the Charter Township of Augusta Board at its regular meeting held on the 28 day of July 2026 and was ordered given publication in the manner required by law.



Todd Waller,
Charter Township of Augusta Supervisor

Dated: 08-10, 2026



Kimberly Gonczy
Charter Township of Augusta Clerk

Dated: 8-10, 2026

First Reading: May 26, 2026
First Publication: June 7, 2026
Adoption: July 28, 2026
Final Publication: August 9, 2026
Effective Date: August 16, 2026
(7 Days after publication of Notice of Adoption)

CLERK'S CERTIFICATE

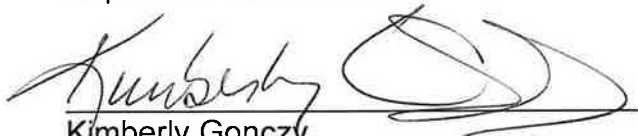
I, Kimberly Gonczy, Clerk of the Charter Township of Augusta, Washtenaw County, Michigan, hereby certifies that the foregoing constitutes a true and complete copy of Augusta Charter Township Ordinance No. 2026-03, which was duly adopted by the Township Board of Augusta Charter Township at a Regular Meeting of said Board, held on July 28, 2026, after said Ordinance had previously been introduced at a Regular Meeting of the Board held May 26, 2026 and published in the form it was introduced in accordance with P.A. 359 of 1947, as amended.

I further certify that Member Gonczy moved for adoption of said Ordinance, and that Member Adams supported said motion.

I further certify that the following Members voted for adoption of said Ordinance: Adams, Burek, Gipfert, Gonczy, Green, Waller and that the following Members voted against adoption of said Ordinance: None, and that the following Members were absent or abstained from voting on the adoption of said Ordinance: Prain.

I further certify that after its passage the Ordinance was filed in the office of the Clerk and a Notice of Ordinance Adoption was published along with the full text of the Ordinance or a summary of the regulatory effect of the Ordinance within 15 days of adoption on August 9, 2026, in accordance with Section 401 of PA 110 of 2006, as amended.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Township and that such recording has been authenticated by the signatures of the Supervisor and the Clerk.


Kimberly Gonczy
Charter Township of Augusta Clerk