

85-2.

The following conditions on residential property are declared to be unhealthy and unsightly conditions constituting public nuisances that endanger the life, health, safety, and welfare of the entire county by affording a breeding place for or attracting insects, rodents, or reptiles, or that otherwise create a substantial risk of danger to health or safety through disease, fire, safety hazards, or other means:

[A.] (1) Accumulations of scrap, paper, junk, vehicle parts, trash, garbage, leaves, cans, vessels, broken bottles, pieces of china, glass, debris, or other waste matter of any kind;

[B.] (2) Grass, noxious weeds, uncultivated vegetable growth, briars, brush, and plants that are more than one foot in height; and

[C.] (3) Grease or oil.

85-3.

A. If three separate landowners from the same election district in the county send written complaints to the County Commissioners or their designee charging that any of the conditions under § 85-2 of this chapter exist on residential property in the same election district or if, in the judgment of the County Commissioners or their designee, any of the conditions under § 85-2 of this chapter on residential property become a nuisance or affect the public health and comfort of residents of the county, the County Commissioners or their designee shall issue a complaint to the owner of the residential property:

(1) Stating the charges alleged; and

(2) Containing a notice that a hearing will be held before the County Commissioners or their designee not less than four days nor more than 30 days after the serving of the complaint.

B. The owner of the residential property subject to a complaint under Subsection A of this section and other parties in interest to the property shall have the right:

(1) To file an answer to the complaint; and

(2) To appear in person or otherwise and give testimony at the hearing.

C. The Maryland Rules of Procedure do not apply and are not controlling in hearings under this section.

D. If, after notice and hearing, the County Commissioners or their designee determine that any of the conditions under § 85-2 of this chapter exist on the residential property, the County Commissioners or their designee shall:

(1) State[,] in writing[,] the findings of fact that support the determination of the County Commissioners or their designee; and

(2) Order the owner of the residential property, within 14 days from the date the owner is notified of the order: