

(3) Grease or oil; OR

(4) ON IMPROVED RESIDENTIAL PROPERTY, EXTERIOR BUILDING DISREPAIR, INCLUDING BROKEN WINDOWS, FLAKING PAINT, BROKEN SHUTTERS OR RAINSPOUTS, OR OTHER BUILDING DAMAGE THAT EVIDENCES A GENERAL DISREGARD FOR THE REASONABLE CARE AND MAINTENANCE OF THE IMPROVED RESIDENTIAL PROPERTY.

85-3.

A. If three separate landowners from the same election district in the county or a landowner's association 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 OR IMPROVED 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 OR IMPROVED 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 OR IMPROVED 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 OR IMPROVED 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 OR IMPROVED 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:

(I) To cut the grass, noxious weeds, vegetable growth, briars, brush, or plants; [or]