

PUBLIC ORDER, SAFETY & HEALTH ORDINANCE

CEDAR COUNTY ORDINANCE #21

AN ORDINANCE REGULATING AND CONTROLLING  
PUBLIC HEALTH NUISANCES IN CEDAR COUNTY, IOWA  
AND PROVIDING PENALTIES FOR A VIOLATION OF THE PROVISIONS THEREOF.

BE IT ORDAINED by the County of Cedar, State of Iowa, pursuant to S331.302 and S331.307, Chapters 657 and 657A of the Code of Iowa:

That an ordinance regulating and controlling public health nuisances and providing penalties for violations of nuisance regulations, to be cited and known as "The Nuisance Ordinance", be enacted as follows:

Section 1. DEFINITIONS

- (a) Board of Health. Cedar County Board of Health.
- (b) Health Department. The Cedar County Health Department.
- (c) Health Nuisance. A health nuisance includes any act, failure to act or condition which is dangerous or detrimental to the life, health, or related safety of one or more persons.
- (d) Health Officer. The Chairperson of the Cedar County Board of Health or his/her authorized representative.
- (e) Person. Any individual, firm, corporation or other legal entity and authorized agents and/or officers thereof.
- (f) Garbage. Means all solid and semi-solid, putrescible animal and vegetable wastes and shall include all such substances from all public and private establishments and from all residences.
- (g) Refuse. Means all nonputrescible wastes.

Section 2. ENUMERATION

Health nuisances include, but are not limited to, the following:

- (a) the storage, collections, accumulation, discharge, or depositing of any offal, fecal matter, filth, refuse, weeds, vegetation, dead organic material, motor vehicles, junk, debris, contaminated material, garbage, refuse, stagnant or polluted waters, combustible materials and similar materials in any place or on any property so as to threaten the health or safety of the individuals or the public or to be conducive to the breeding of flies, rats or other vermin, or to the prejudice of others.

- (b) the presence of rats for other than research purposes, flies or other vermin.
- (c) the discharge or depositing of any garbage, refuse, liquid waste, filth, dead animal(s), or other polluting material into any stream, river, lake, other body of water, or drainage channel, so as to render the water, shore, channel, bottom or other features thereof unsafe for the uses to which they are put or as to otherwise injure or threaten the health and safety of the individuals or the public.
- (d) the collection, storage, depositing or discharge of flammable refuse, liquid or other material in any building or on any place in such manner as to constitute a hazard of fire injury to individuals or the public.
- (e) inadequate or unsanitary plumbing facilities in living quarters offered for rent or lease to the general public.
- (f) the maintenance of any water well found to be contaminated beyond reclamation or any well the use of which is to be permanently discontinued. Such well shall be sealed according to the directions of the health department.
- (g) the unlawful disposal of animal carcasses or the failure to properly dispose of animal carcasses in the following manner: No persons caring for or owning any animal that has died shall allow the carcass to lie about his premises. Such carcass shall be disposed of within twenty-four (24) hours after death by cooking, burying, or burning as provided in Chapter 167 of the Code of Iowa, or by disposing of said animal within said time to a person licensed to so dispose of it.
- (h) failure to secure areas, buildings, equipment or places against unauthorized access where such access threatens the health or safety of individuals.
- (i) the exposure of any person to any infectious or communicable disease or condition by any act or practice.
- (j) whatever renders food, or drink unwholesome or detrimental to human beings, as determined by the Health Officer.
- (k) to sell or distribute, or have for sale or distribution, or to store or keep; spoiled, tainted or adulterated meat, poultry, fish or other provisions intended for human or animal consumption.

- (l) any attractive nuisance which may prove detrimental to life, health, or safety whether in a building, on the premises of a building, or upon an unoccupied lot. This includes any abandoned well shaft, basement, excavation, or discarded, abandoned, unattended, or used refrigerators, iceboxes and similar containers equipped with airtight door or lid, snap lock or other locking device which may not be released from the inside.
- (m) establishing, continuing, maintaining, or operating any building or place which is conducive to the breeding, harboring, feeding or sheltering of any vermin or pests such as, but not limited to flies, mice, cockroaches, rats and pigeons.
- (n) violations of Iowa Administrative Code 567, Chapter 69, pertaining to on-site waste water treatment and disposal systems.

### Section 3. GENERAL REQUIREMENTS

- (a) The Presence of Vermin Prohibited. The owner of any building, dwelling, structure, business, matter or thing on or about the lot on which it is situated where the presence of cockroaches, rodents and other vermin have been determined to exist by the Health Officer, shall within the time limit cause for the abatement of the presence of said cockroaches, rodents, or other vermin in order that they are effectively minimized.
- (b) Designation of Unfit for Human Occupancy or Habitation. Any building, dwelling, structure, or business may be designated as unfit for human habitation when any defect or condition which is in violation of this Regulation has been found to exist and when in the judgment of the Health Officer such defects or conditions create a hazard to the health, safety or welfare of the occupants or of the public. The owner of the building, dwelling, structure or business which has been designated as unfit by the Health Officer shall within the time limit specified by the Health Officer vacate or cause for the vacation of the same. No person shall deface or remove a placard from any building, dwelling, structure or business which has been designated as unfit for human habitation by the Health Officer.

### Section 4. INVESTIGATION

The Health Officer shall investigate, upon complaint of any person or on his/her own initiative, any health nuisance within Cedar County Health Department jurisdiction.

## Section 5. REFUSAL OF ADMITTANCE

In the event the Health Officer, in proceeding to enter any premises for the purpose of making an inspection to carry out the provisions of this Ordinance, shall be refused entry, an Application for a search warrant, including but not limited to a warrant described in Section 808.14 of the Code of Iowa, may be made per Chapter 808 of the Code of Iowa.

## Section 6. NOTICE

- (a) Whenever the Health Officer determines that there are reasonable ground to believe that a public health nuisance exists, he/she shall order the person on whose property the nuisance exists or the person whose act or omission to act gives rise to the nuisance to abate said nuisance. Such notice shall:
1. Be in writing.
  2. Include a statement of the reasons why it is being issued.
  3. Allow a reasonable time for the performance of any act it requires.
  4. Be served upon the owner or his agent or the occupant, as the case may require; provided such notice shall be deemed to be properly served upon such owner or agent, or upon such occupant, if a copy thereof is sent by certified mail to his last known address; or if a copy thereof is posted in a conspicuous place in or about the premise affected by the notice, or if he is served with such notice by any other method authorized or required under the laws of the State.
- (b) Such notice may contain an outline of remedial action which, if taken, will effect compliance with provisions of this Ordinance and with Ordinances adopted pursuant thereto.

## Section 7. HEARINGS

- (a) Whenever the Health Officer finds conditions which he/she deems an imminent or serious public health hazard, he/she may issue a written notice to the owner or operator citing such condition, specifying a time period within which corrective action shall be taken. Any person to whom such an order is issued shall comply immediately therewith, but upon written petition to the Board of Health shall be afforded a hearing as soon as possible. It may be necessary for the Health Department to proceed with the emergency implementation of a health department order to alleviate the problem prior to hearing, either with the consent of the person affected by the order, or without the consent and upon appropriate judicial authorization.

- (b) In the event any person is aggrieved by an order made by the Health Officer, he/she may within twenty (20) days of the date of such order, appeal to the Board of Health and in writing state his/her reasons for requesting such order to be rescinded or modified. The Board of Health shall schedule a hearing and following such hearing shall modify, withdraw or order compliance with said order. Appeal from any order of the Board of Health may be taken within twenty (20) days to the District Court of Cedar County, Iowa.

#### Section 8. ENFORCEMENT

The Health Officer and his/her authorized representative shall have the duty and responsibility of enforcing this ordinance. In the event a violation of this ordinance is prosecuted as a simple misdemeanor, the Health Officer or his/her representative shall file a complaint and affidavit in the Iowa District Court in and for Cedar County and request the Magistrate or District Court Clerk issue a citation per Iowa Rule of Criminal Procedure 3B for the appearance of person(s) alleged to have violated the ordinance.

In the event a violation of this ordinance is prosecuted as a county infraction, the Health Officer or his/her authorized representative shall issue a civil citation to the violator per Iowa Code, Section 331.307(4) and file a copy with the Clerk of the Iowa District Court in and for Cedar County. The citation shall contain:

- (a) The name and address of the defendant.
- (b) The name or description of the infraction attested to by the officer issuing the citation.
- (c) The location and time of the infraction.
- (d) The amount of civil penalty to be assessed or the alternate relief sought, or both.
- (e) The manner, location and time in which the penalty may be paid.
- (f) The time and place of court appearance.
- (g) The penalty for failure to appear in court.

#### Section 9. PENALTY

- (a) Any person violating this ordinance or any provision thereof, or who fails to comply with any order of the Health Officer to abate a health nuisance, or who interferes with or obstructs the Health Officer in his/her investigation of a health nuisance shall be guilty of a county infraction

subject to the provisions and penalties as set out in Iowa Code, Section 331.307.

- (b) Any violation of this ordinance shall, in addition, be a simple misdemeanor and upon conviction thereof, may be fined not more than One Hundred Dollars (\$100.00). Each day that a violation occurs constitutes a separate offense.

#### Section 10. COLLECTION OF COST ABATEMENT

Upon failure of any person to abate or remove a health nuisance from his or her property or the property he/she occupies, the Health Officer may prosecute the matter as a county infraction and seek a civil penalty and/or alternative relief, including but not limited to a Court order authorizing Cedar County to abate or correct the violation with costs to be entered as a personal judgment against the defendant or assessed against the property where the violation occurred, or both.

#### Section 11. SEPARABILITY OF PROVISIONS

If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

#### Section 12. VALIDITY

If any section, subsection, sentence, clause, or phrase of this Ordinance is held to be unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance. The political subdivision passing this Ordinance hereby declares that it would have passed this Ordinance and such section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more section, subsection, sentence, clause, or phrase be declared unconstitutional.

#### Section 13. APPLICABILITY

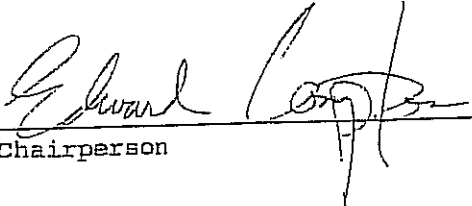
This Ordinance shall apply to all lands lying within the boundaries of Cedar County, Iowa, including such lands lying within the corporate City limits of any City within the boundaries of Cedar County.

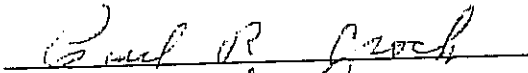
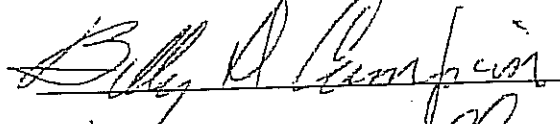
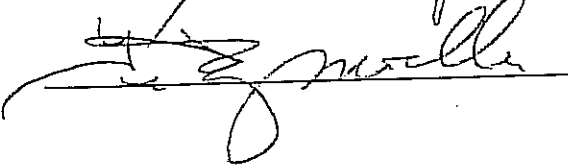
#### Section 14. FEES

The Cedar County Board of Supervisors shall by Resolution establish fees as may be necessary for the implementation of this Ordinance.

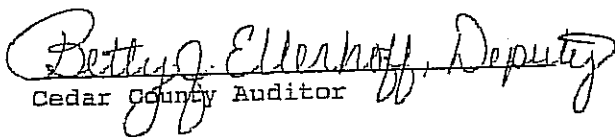
Passed and approved this 3rd day of July, 1995.

Cedar County Board of Supervisors

  
Chairperson

  
  
  
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ATTEST:

  
Cedar County Auditor

First Reading: June 26, 1995  
Second Reading: July 3, 1995  
Adopted: July 6, 1995  
Published: July 12, 1995