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Aiken County
Code Enforcement Division
1930 University Parkway, Suite 3400
Aiken, SC 29801
(803) 502-9000 x 8790

NUISANCE OR UNFIT DWELLING PETITION

Please complete the attached form and return it to the Aiken County Code Enforcement Division. An Enforcement Officer will review the complaint and determine if it meets the criteria set forth in Chapter 15 of the Aiken County Code of Laws.

Once the investigation has been initiated, the Officer may issue a thirty (30) day Ordinance Violation Warning to allow the owner/occupant to abate the violations. After the time allotted for abatement has expired, the Officer, upon investigation, may dismiss the case or proceed with prosecution against the owner/occupant. The procedure indicated above may be changed based on the circumstances of each case.

Please note the following:

- Nuisance violations are a criminal offense. In any criminal case, the defendant has a right to face their accuser. Anonymous complaints will be taken; however if we move forward with prosecution or a Freedom of Information request is filed, your anonymity cannot be assured.
- Landlord/Tenant issues are a civil matter between these two parties and are not handled by this department.
- Excessive vegetation that consumes a structure will be investigated. Lack of routine lawn maintenance does not constitute a valid ordinance violation in the unincorporated areas of Aiken County.
- Aiken County does not regulate aesthetics on any structure.



NUISANCE OR UNFIT DWELLING PETITION

This petition is submitted in accordance with Chapter 15 of the Aiken County Code of Ordinances. Any act of any person, group or business within the unincorporated area of the county whereby the health or life of any person may be endangered, injured or impaired or disease may, directly or indirectly, be caused by the act, or because of the act any property may be endangered, injured or damaged, is hereby declared to be a nuisance and unlawful. Dwellings and other buildings in the county which are unfit for human habitation or human use due to dilapidation or other conditions rendering the dwelling or building unsafe or unsanitary, dangerous or detrimental to the health, safety or morals, or otherwise hazardous to the welfare of the residents of the county are also declared to be a nuisance.

We, the undersigned residents of Aiken County, South Carolina, state that we reside within **1,000 feet of the property line** of the lot, lots, parcels or areas where the alleged nuisance exists and there exists a situation which is harmful to the general health, safety, welfare, or security of the community.

Address or Name of Location: _____

Owned by: _____

Currently occupied by: _____

Nature of Complaint: _____

Nuisances

We state that the aforementioned is a nuisance and there exists a situation which is harmful to the general health, safety, welfare, or security of the community for the following: (check applicable reasons)

- Unsanitary or a fire menace by allowing any offensive or unsafe matter to grow, accumulate or otherwise occupy and remain upon such premises
- Unsanitary or a fire menace by allowing any offensive or unsafe matter to grow, accumulate or otherwise occupy and remain upon such premises
- Pools of water accumulating and becoming stagnant and foul
- Junk, disabled cars and trucks, trash, waste, old lumber or used tires accumulating and becoming a possible harbor for rats, snakes and other vermin
- Abandoned automobiles, furniture, stoves, refrigerators, freezers, cans or containers

- Compost pile of a nature to spread or harbor disease, emit unpleasant odors or harmful gas, or attract rodents, vermin or other disease-carrying pest
- Deleterious septic material, unless the material is contained to deny access to humans, flies, insects, rodents, vermin and animals
- Maintaining livestock, chickens, or groups of other domestic animals, in a residential area in such a manner as to allow the spread or harboring of disease, to emit unpleasant odors or harmful gases, or to attract rodents, vermin, or other disease-carrying pests, animals, or insects
- Maintaining a premises in a condition or a building in a condition which is detrimental to property of others or which causes or tends to cause substantial domination in the value of other property in the neighborhood in which such premises are located
- Allowing any partially dismantled, wrecked, junked, discarded or otherwise non-operating motor vehicle to remain on such property longer than (10) ten days; except this Section shall not apply with regard to any vehicle in an enclosed building or so located upon the premises as not to be readily visible from any public place or from any surrounding private property. This Section shall not apply with regards to any vehicle on the premises of a business enterprise operated in a lawful place, other than in a residential area, and operated in a lawful manner, when the keeping or maintenance of such vehicle is necessary to the operation of such business enterprise; or with regard to a vehicle in an appropriate storage place or depository maintained in a lawful place and manner by the County or any other public agency or entity
- The use of any one or more lots, parcels or areas within the County, or any building or erection thereon for the purposes of lewdness, or prostitution, or for the sale or distribution or consumption of any illegal substance

Unfit Dwelling

A dwelling or other building unfit for human habitation or use if conditions exist in such dwelling or building which are dangerous or injurious to the health, safety or morals of the occupants of such dwellings, the occupants of neighboring dwellings, or other residents in the county.

We attest that the aforementioned dwelling is hazardous and/or unfit for human habitation for the following reason(s): (check all applicable reasons)

- | | |
|---------------------------------------------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Fire Hazards | <input type="checkbox"/> Dilapidation |
| <input type="checkbox"/> Hazards of other accidents or calamities | <input type="checkbox"/> Disrepair |
| <input type="checkbox"/> Lack of adequate ventilation | <input type="checkbox"/> Structural defects |
| <input type="checkbox"/> Lack of adequate light | <input type="checkbox"/> Uncleanliness |
| <input type="checkbox"/> Lack of adequate sanitary facilities | <input type="checkbox"/> Partial destruction |
| <input type="checkbox"/> Conditions which are substantially detrimental to the property of others | |

Amplifying statements may be attached to this petition. Such statements must refer specifically to the grounds charged above and must be signed by the five (5) residents who signed this petition, or by at least five (5) if more than five have signed.

We petition the Aiken County Council to undertake a preliminary investigation of this complaint and the charges specified, as required by Chapter 15 of the Aiken County Code of Ordinances; and upon completion of that investigation, to take such further actions as the Code of Ordinances requires.

1. _____
Signature Date Printed Name

Address: _____

Telephone: (_____) _____

2. _____
Signature Date Printed Name

Address: _____

Telephone: (_____) _____

3. _____
Signature Date Printed Name

Address: _____

Telephone: (_____) _____

4. _____
Signature Date Printed Name

Address: _____

Telephone: (_____) _____

5. _____
Signature Date Printed Name

Address: _____

Telephone: (_____) _____

