

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/06/26	AGENDA ITEM: 5.D. PD - City Code Chapter 26 Amendment- Process and Fine Updates
DATE PREPARED: 10/02/26	DISTRICT NO.:
STAFF LIAISON: Robert Sanders, Chief of Police, rsanders@buckeyeaz.gov, (623) 349-6430	
DEPARTMENT: Police	AGENDA ITEM TYPE: Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on Ordinance No. 25-26 declaring as public records those documents on file with the City Clerk entitled "Property Maintenance Code"; amending Chapter 15, Building Regulations, Article 5-2, Building Codes by repealing Section 15-2-8, Property Maintenance Code, and adopting Chapter 26, Property Maintenance Code; providing for repeal of conflicting ordinances and provisions; providing for severability; and setting forth penalties for violations.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

A Safe and Sustainable Quality of Life

SUMMARY

PROJECT DESCRIPTION:

The proposed Chapter 26 Property Maintenance Code is a comprehensive, locally tailored code designed to improve consistency in enforcement and better address current community needs.

The code establishes minimum maintenance requirements for buildings, structures, and exterior properties throughout the City of Buckeye regardless of age or occupancy. It provides updated definitions, inspection authority, enforcement procedures, notice requirements, civil citation processes, criminal enforcement provisions, and penalty schedules.

Ordinance No. 25-26 also establishes standards for exterior property maintenance, landscaping, weeds, debris, graffiti, inoperable vehicles, parking surfaces, fences, sanitation, vacant structures, swimming pools, plumbing, mechanical systems, electrical systems, lighting, ventilation, and occupancy requirements. Additional provisions address recidivist properties, unsafe structures, emergency abatement, demolition authority, and responsibilities of property owners and occupants.

Chapter 26 creates a consistent enforcement framework that promotes voluntary compliance while providing progressive enforcement options when violations remain uncorrected. The update is intended to preserve neighborhood quality, protect property values, reduce health and safety hazards, and provide greater clarity for residents, property owners, businesses, and Code Enforcement personnel.

BENEFITS:

The proposed Property Maintenance Code establishes clear, consistent standards for the maintenance of residential and commercial properties throughout the City while modernizing the City's existing regulations. Adoption of the code provides Code Enforcement staff with a comprehensive and standardized enforcement framework that promotes voluntary compliance, strengthens due process protections, and improves the City's ability to address nuisance properties, unsafe conditions, and neighborhood blight. The updated code supports public health, safety, and welfare, enhances neighborhood appearance, protects property values, and promotes a higher quality of life for Buckeye

residents and businesses through clear, equitable, and enforceable property maintenance standards.

FUTURE ACTION:

This ordinance will become effective as provided by law following Council adoption. Code Enforcement staff will administer and enforce the Property Maintenance Code in accordance with the adopted provisions. Future amendments will be brought forward as necessary to address changes in state law, operational needs, or Council direction.

FINANCIAL IMPACT STATEMENT:

Implementation of the revised Property Maintenance Code can be accomplished using existing Code Enforcement staffing and resources. Any costs associated with administration and enforcement are expected to be absorbed within the department's existing operating budget. Civil penalties assessed for violations will be processed through the Municipal Court in accordance with the adopted code provisions.

CURRENT FISCAL YEAR TOTAL COST:

The Property Maintenance Code will be implemented using existing Code Enforcement staffing and resources. No additional appropriations are required for the current fiscal year.

BUDGETED:

No

FISCAL YEAR:

2027

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[FinalCMPMCcodechanges.pptx](#)

[PMC Chapter 26 Final.pdf](#)

[Ordinance No. 25-26 Chapter 26 Code Amendment.pdf](#)