

## Accessory buildings

Property standards also apply to accessory buildings, such as sheds. When maintaining an existing accessory building, make sure that it does not present an unsafe condition or unsightly appearance. It must be in good repair, be constructed with suitable and uniform building material, and situated in accordance with zoning regulations.



## Rental properties

If you are renting your home, these property standards apply to your Landlord; however, you should be aware of property standards for your own health and safety. If you believe that you're renting a property that is not up to standard, speak with your Landlord and provide a letter detailing your concerns. Allow a reasonable time for the work to be completed. If your concerns are not resolved, contact the Town's By-Law Division at 905-771-0198.

## Important legal proceedings and costs

Property standards are enforced by the Town of Richmond Hill under Municipal Code Chapter 1010. When the Town is made aware of a property that is not up to standard, the owner will be notified in writing - via registered mail or by personal delivery - of an order listing the deficiencies and giving reasonable time to comply. Failure to comply may result in legal proceedings against the property owner and/or the Town may complete the required work and bill the owner through the property tax.

## By-law Enforcement Office

Phone: 905-771-0198

Fax: 905-771-2508

Email: [bylaw@richmondhill.ca](mailto:bylaw@richmondhill.ca)

[RichmondHill.ca](http://RichmondHill.ca)



To obtain information about the Town of Richmond Hill in your preferred language, please call Access Richmond Hill at 905-771-8800.



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For property owners and tenants

# PROPERTY STANDARDS

Your property, your community,  
your responsibility.



*Richmond Hill*

## What are property standards?

Property standards help to ensure that buildings and their grounds are safe, clean and attractive. They specify the minimum level of maintenance required for properties within Richmond Hill. These standards apply to buildings, yards, fences, sheds, rentals and vacant properties too.

Richmond Hill's Property Standards By-law regulates:

- yard maintenance
- grading, paving and surface conditions
- accessory buildings, such as sheds
- vacant property
- exterior lighting
- fences, retaining walls and signs
- structural adequacy pertaining to foundations, walls, ceilings, doors, columns, beams, floors, roof slabs, balconies, openings, stairs, handrails, chimney and flues
- utilities, such as heating, air conditioning, plumbing and electrical
- fire damage
- interiors of rental housing units

## Enforcement

A Property Standards Committee appointed by Council, and Property Standards Officers, are responsible for the administration and enforcement of the By-law.

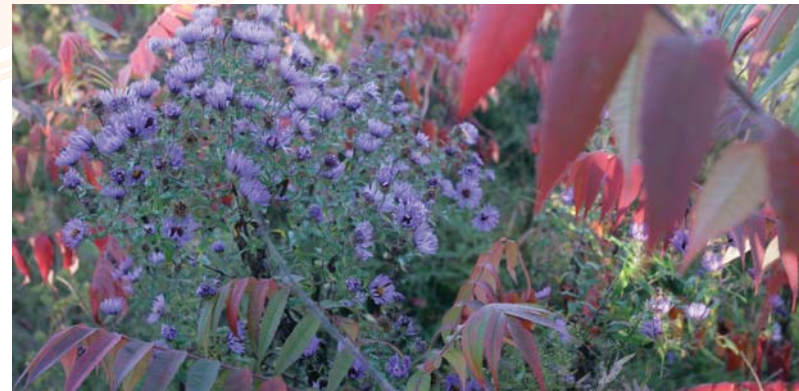


## Yard maintenance

All yards, including vacant lots, have to be kept clean and free from waste, brush and debris. Heavy undergrowth and dead/decayed/damaged trees must be removed. In addition, poisonous weeds (e.g. poison ivy, ragweed, poison oak, etc.) are prohibited, along with an unkempt lawn.

An accumulation of any materials that can create a nuisance is against the By-law. Therefore, unusable, wrecked, dismantled, discarded or abandoned machinery, boats, vehicles and trailers are prohibited.

Ensure that unfinished, collapsed or dilapidated structures are removed. Fire or health hazards can occur if holes and excavations are unattended to. The Property Standards By-law requires that such hazards are corrected.



## Grading, paving and surfaces

Grading (the level of the ground surrounding the building), paving and surface conditions should be designed and maintained to prevent excessive or recurrent ponding (large puddles) of storm water. Areas where large puddles recur should be drained and filled in.

Surface conditions should be maintained to prevent instability or erosion of soil, and to prevent water from entering a basement. All grading, paving and surface conditions should be maintained to avoid an unsightly appearance.

## Interiors and exteriors

The foundations, walls, beams, floors, roof slabs and balconies of a building must be structurally sound and in good repair to prevent moisture and rodents from entering the building. Doors and windows must also be in good repair.

Ensure that exterior walls are free from cracked or broken masonry units, deteriorated wood or damaged metal siding. Broken or loose stucco is also a violation. Keeping a building in good repair helps prevent deterioration due to weather or insect infestation. In addition, chimneys must be maintained to prevent fire and other accidental hazards, such as smoke damage or carbon monoxide poisoning.

Heating, plumbing and electrical systems must comply with all applicable government regulations; ensure that these systems are in good working condition.

Steps, walkways, loading docks and parking areas should be well lit at all times. This is especially important for industrial properties. Fences and walls surrounding the property should be in good repair and free from posters, signs and graffiti.



## Vacant properties

Vacant properties are also subject to property standards, including protection from the risk of fire, accidents or other hazardous and dangerous conditions.

Vacant properties should be maintained to prevent people from trespassing. If the windows and doors are boarded up, all materials should be colour coordinated to the exterior finish of the building.

If you're away from your property for more than 90 days, make sure all utilities are properly disconnected, or otherwise secured, to prevent accidental damage to the building and surrounding properties.