

2024 International Property Maintenance Code (IPMC)

Community & Economic Development Committee

Steve Robbins, Assistant Director of Field Services

Jessica Asher, Neighborhood Services Manager

June 10, 2026



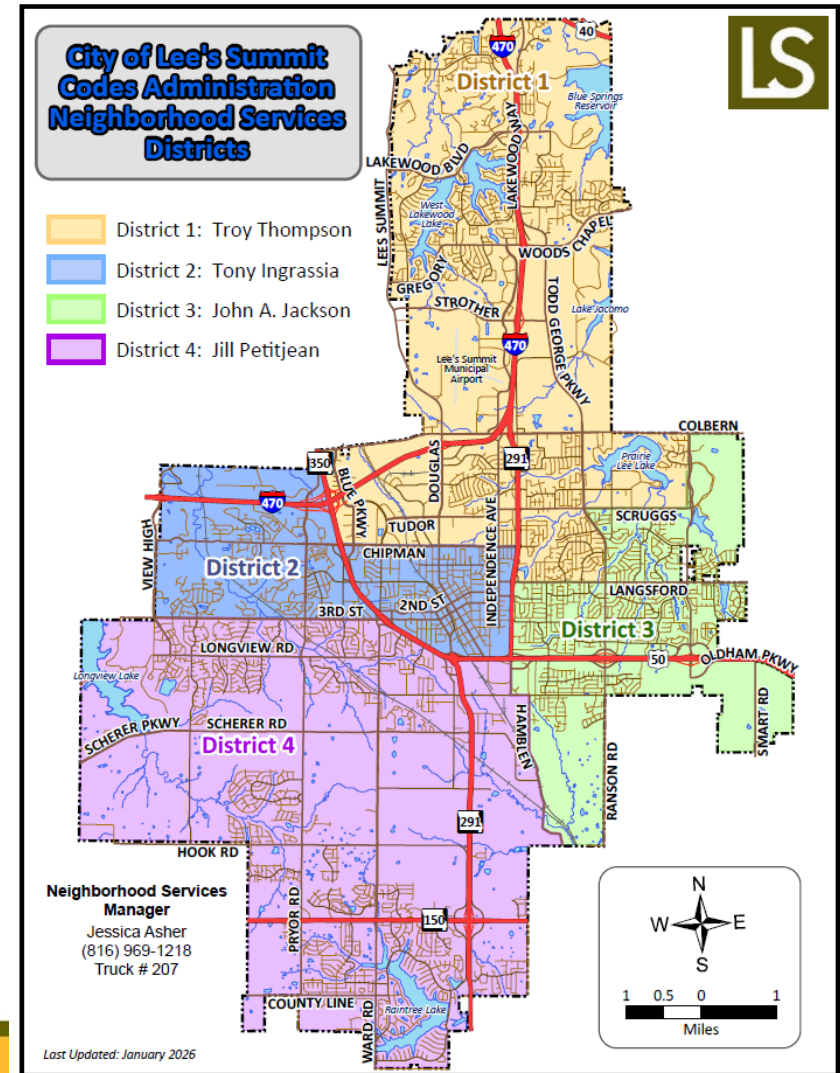
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Neighborhood Services Team

- Four NHS Officers
- Cover ~ 65.87 square miles
- Blend of both proactive and complaint-driven enforcement.
- Goal– compliance +/- or abatement.
 - Not punishment.
 - Staff works with property owners to achieve voluntary compliance.
 - Good faith efforts and substantial progress considered.
 - Prosecutor referrals are reserved for cases involving continued non-compliance or repeat offense.
 - Success measured by correction of violation and improvement of property conditions.



Common Issues & Quick Stats



Stormwater Issues

Drainage regulations, grading, etc.



Signage

Location, size, construction and graphic design of signs.



Garage Sale Regulations

Amount, length and signage placement.



Accumulation of Garbage

Property, junk and trash storage.



Vehicle Storage

What's allowed and where should it be parked?



Vegetation and Tree Maintenance

City ordinance prohibits weed and plant growth in excess of 10".



Short-term Rentals

Only single-family or two-family dwellings (duplexes) may be used as short-term rentals.



Accessory Structures

This includes sheds, fences, flag poles, decks and retaining walls.

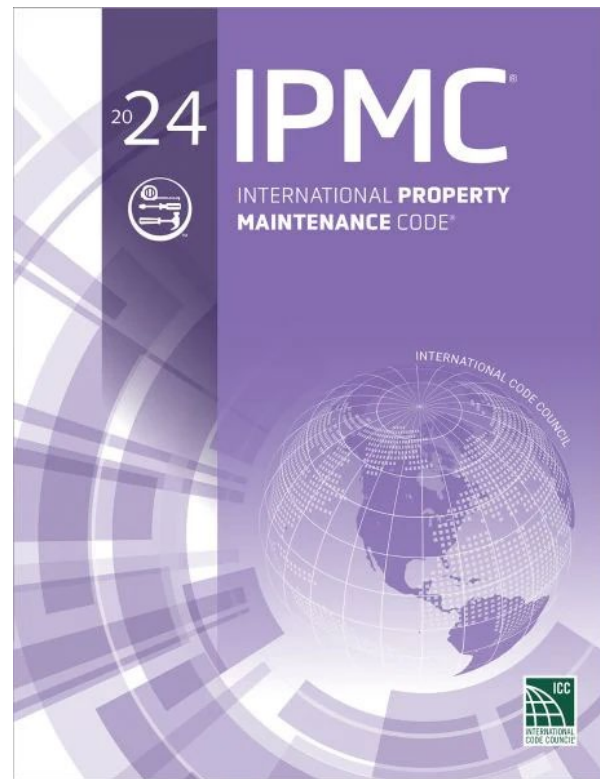
- YTD Inspections performed by NHS: 1,598
- YTD Complaints Submitted: 680
- YTD Cases Referred to Municipal Court: 8

What is the IPMC?

- IPMC is the rulebook that establishes the minimum standards for maintaining **existing** buildings and properties.
- Focuses on property maintenance, not building +/- site design or construction.
- Code regulates both:
 - Exterior conditions (most enforced)
 - Interior conditions (typically complaint-driven, more limited in scope)
 - Interior cases often require additional investigation, coordination with Law Department and/or City Prosecutor, +/- time to achieve compliance.
 - Staff must often distinguish between conditions that violate the IPMC versus tenant-landlord disputes that may not constitute a code violation.
- City adopts the IPMC through ordinance, including local amendments to address community needs and local conditions.
- Six-year update cycle.
- Current 2018 IPMC code was adopted in 2019.
 - City Code of Ordinances – Chapter 16 (Property Maintenance Code)

Importance of IPMC Updates

- Stronger health, safety, and habitability standards. Older codes tolerate conditions the current code no longer considers acceptable.
- Better enforcement tools (and fewer gray areas). Staff spends less time getting to compliance.
- Alignment with the rest of the I-Codes. Without update, you risk creating internal conflicts between codes.
- Supports balance between complaint-driven enforcement and proactive maintenance/neighborhood stabilization.
- **Improves community quality and property values.**



Review Process

- Staff Review (2025)
- Citizen Feedback Panel (2025)
- Staff Review of Feedback (2025)
- Board of Appeals Review (February)
- *CEDC Review*
- City Council (June/July 2026)
- Adoption and Implementation (TBD)



Significant Change from 2018 → 2024

- **Repeat Offenders**
 - Most property owners voluntarily comply after notification.
 - A small number of properties account for a disproportionate share of enforcement cases.
 - Repeat violations require ongoing monitoring and repeated staff intervention.
 - Chronic offenders consume significant enforcement resources.
 - Achieving lasting compliance at these properties is a primary challenge for the code enforcement program.
- To address chronic non-compliance, the City is proposing to implement a more structured approach modeled after practices successfully utilized by the City of Independence.
 - **Weeds & Rubbish and Garbage Violations**
 - First violation: standard process.
 - Second violation: shorter abatement period.
 - Third and subsequent violations: City may abate without formal abatement period
- Goal is to reduce recurring repeat offenders & enhance penalty

Focus Group Feedback / BOA Recommendation

1. Received well overall.
2. Continued objections to enforcing interior codes unless it is life safety issue; primary focus should be exterior.
 - Exterior is where local government can be most effective, defensible, and impactful with the least risk.
3. Strong opinion that proactive enforcement should primarily focus on grass, trash and vehicles.
 - This is where the volume is.

BOA Recommendation: Board of Appeals considered the proposed amendments in February 2026. Generally supportive, recommendation to adopt 2024 IPMC with local amendments.

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