



KENT CITY HEALTH DEPARTMENT

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Landlord Trash Tips

Since April 2015, the Kent Department of Public Health has issued citations resulting from violations of local trash ordinance 521.08. The citations are similar to a parking ticket, because those in violation will immediately be ticketed for non-compliance. The ticket will range from \$10-\$40 depending on the following:

Ticket Amount	Violation	Details
\$10	Loose litter	Excessive loose litter is scattered throughout the property.
\$10	Improper solid waste storage	Solid waste is not stored properly. Trash shall be stored in a watertight receptacle with a tight-fitting lid. Inadequate size and/or number of storage containers is a violation.
\$10	Solid waste along the curb too early	Solid waste and/or discarded furniture is along the curb outside of the permitted times. Solid waste is not permitted to be along the curb before 7pm the day before collection day.
\$10	Empty containers along the curb too long	Empty solid waste containers or recycle containers are along the curb past 7pm on collection day.

Those in violation of the local trash ordinance will then be given 24 hours to comply or risk a secondary fine of up to \$250. Listed below are tips to ensure that you remain in compliance with all local trash ordinances:

1. Provide adequate storage containers for trash

- Tight-fitting lids are required
- Ensure that the proper number of containers are provided to prevent overflow
- 95-gallon totes are recommended (attached lid, wheels, increased storage capacity)
- Sufficient storage containers will reduce overflowing containers, loose litter, and deter animals
- Ensure that removal contract with trash service provider is adequate (60 gallon, unlimited, etc.)

2. Do not allow anything (trash, empty cans, furniture) on the curb outside of designated times

- Tenants are permitted to put trash/furniture along the curb at 7pm the day before pick-up
- Empty containers are required to be removed from the curb by 7pm the day of pick-up
- There is a 24-hour window available for trash, furniture, and empty containers to be on curb
- Republic offers a service to take cans to/from curb during pick-up (full service)
- If a tenant has a special pick-up (couch, etc.), it may NOT go to the curb early
- If a tenant has a special pick-up (couch, etc.), call Republic 2 days before pick-up to coordinate

3. Make trash compliance a priority

- Have maintenance staff monitor properties once per week to ensure compliance
- Strengthen language in lease to hold tenants accountable
- Ensure that an accurate phone number is provided to the city utility billing division

By making trash compliance a priority, many positive outcomes can occur:

1. Trash violations are avoided
2. Trash fines are avoided
3. Relationships are improved with neighbors and tenants
4. Community improvement and increased property value
5. Environmental health concerns are reduced

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