

Disruptive Properties Process

Disruptive Properties is a program within the Department of Public Safety to enforce compliance under City Council Legislative 670. Under this ordinance, the Director of Public Safety is authorized to direct enforcement action against Residential, Commercial, Nuisance Bars/Social Clubs and Animal Control that repeatedly violate the law.

Commercial and **Residential** properties that are deemed disruptive if a location receives three (3) Notices of Remedial Violation (such as permitting or zoning violation) or one (1) notice of a serious violation (i.e., an citation or arrest).

Nuisance Bar / Social Clubs violate regulations related to disruptive behavior, which can include operating unlicensed nightclubs, speakeasies, clubs playing loud music/noise control, selling alcohol without a license, underage drinking, crowd control, engaging in prostitution or sexual offenses, or and any offenses involving firearms or weapons. Also, if the property owner receives three (3) Notices of Violations or one (1) Serious Violation notice (i.e., an citation or arrest), it may be classified as disruptive.

Animal Control enforce violations notices to property owners of problematic animals such as aggressive or nuisance dogs, cats or domestic pets. Or owners who house numerous amount of pets or illegal pets that are not regulated under the city ordinance. Disruptive Properties can effectively address properties with ongoing, unaddressed violations through its enforcement processes, which will help promote a safe environment in the community.



More Information:



414 Grant Street, Pittsburgh, PA



<https://www.pittsburghpa.gov/Safety/Public-Safety/Disruptive-Properties>



311

<https://www.pittsburghpa.gov/Resident-Services/311>



Disruptive Properties

Process for Identifying Disruptive Properties

1

RESIDENTS CALL 311/911

Residents are encourage to contact **311** Non-Emergency calls or **911** calls of more serious nature.

2

HIGH-VOLUME CALLS TRIGGER INSPECTION

The Department of Permits Licenses,& Inspections (PLI) will dispatch an inspector.

3

PLI & PBP IDENTIFY PROPERTIES

PLI and the Pittsburgh Bureau of Police identify properties with persistent, un-remediated violations and make recommendations.

4

PUBLIC SAFETY DIRECTOR REVIEWS RECOMMENDATIONS

Public Safety director reviews and approves/denies recommendations.

5

PUBLIC SAFETY SENDS NOTICES

Public Safety delivers notices to owners of disruptive properties, who may Appeal their notice or apply for an Abatement Plan.

What is the Disruptive Properties Ordinance?

Chapter 670 of the City Code allows the City to take action against property owners who violate the law by permitting illegal activities onsite or failing to properly maintain their commercial properties.

Through its enforcement processes, the City is able to effectively target properties with repeated, unabated offenses that have violated local, state, and federal laws.

The goal of this ordinance is to create a safe and attractive environment within the community.



We're committed to Safe Neighborhoods, Welcoming Communities, and Thriving People. So, property owners who have received a disruptive properties notice may propose an **Abatement Plan**, or a plan of action to remove the violation causing the disruption and prevent further disruptive activities.

Frequently Asked Questions

How does a property get declared as disruptive?

After three notices of **Remedial** violation or one notice of a **Serious** violation within a calendar year.

Whats the difference between a Remedial & Serious violation?

A **Remedial** violation is one based on a regulatory citation (such as a permitting or zoning violation).

A **Serious** violation results from an arrest or citation.

I received a Notice of Disruptive Activity in the mail. Now what?

You may appeal the notice to the Disruptive Properties Board of Appeals, which will decide to **Affirm**, **Modify**, or **Reverse** the notice. The Board's five members are appointed by the Mayor and confirmed by City Council to hear challenges by property owners. You may also propose an Abatement Plan to resolve the violation.

What happens if my property is declared disruptive?

A declaration means the property owner maybe charged for the cost of any and all future City service calls to the property. If there are no new violations for **6 to 12** months (as determined by Public Safety), the property will no longer be classified as disruptive.