

Residential Maintenance Guidelines

It is the responsibility of the realtor and/or property manager to remove items such as refrigerators, freezers, appliances, vehicle parts, concrete, bricks, dirt, sod, large amounts of construction material, etc., from the **property, street, or alley** when such items are left by the tenant.

Realtor Signs:

Only one realtor sign is allowed on a residential property. In addition, realtor signs are not allowed in any city or state right-of-way, and/or parkway.



Bushes/Trees:

Bushes, trees, and shrubs need to be trimmed to at least 8' above the sidewalk and 15' above the street or alley. In addition, bushes, trees and shrubs need to be trimmed back away from the **street, alley, or sidewalk** to allow for unobstructed vehicle or pedestrian traffic. If you are on a corner lot, be sure and check for visibility at the corners. Contact Code Enforcement at 235-8254 for more information.



Extra Collection Days: The Solid Waste Department will remove **five items** or less that are too large for the residential dumpsters on designated extra collection days. The extra collection schedule is as follows:



Month	1 st Extra Collection	2 nd Extra Collection
January	Extra Trash Collection	Extra Trash Collection
February	No Extra Collection	No Extra Collection
March-October	Branch Collection	Extra Trash Collection
November	Leaf Collection Only	Leaf Collection Only
December	Extra Trash Collection	Extra Trash Collection

- ◆ Place materials for extra collection at least three feet from the regular trash container.
- ◆ Place next to the curb or in the alley not more than 24 hours prior to pickup.
- ◆ Items may weigh 50 pounds or less per item.
- ◆ Smaller items must be bagged and securely tied closed.
- ◆ Tree limbs and branches. Refer to the reverse side of flyer.

Un-bagged grass clippings, leaves, weeds, or other yard waste and un-bundled branches will not be collected. Contact the Solid Waste Division at 235-8246 for more information, or visit the web at www.casperwy.gov for your extra collection days in your area.

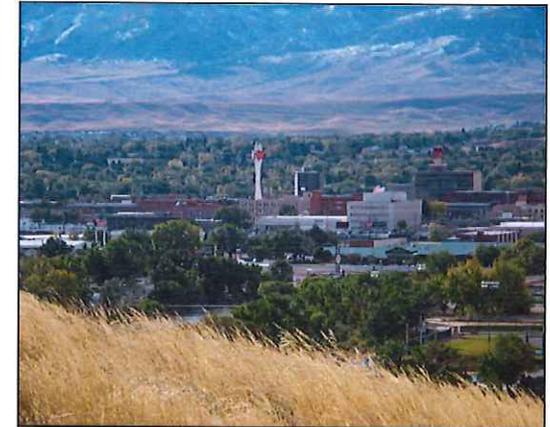
Abandoned or Junk Vehicles:

All vehicles have to be operable, and there can only be one unlicensed operable vehicle on your property. In addition, when a vehicle has been abandoned by a tenant, it is the responsibility of the realtor and/or property manager to ensure that the property is in compliance with this ordinance.



CITY OF CASPER CODE ENFORCEMENT

Helping to keep Casper a safer and cleaner place to live, work, and play.



Residential Maintenance Guidelines for Landlords, Property Managers and Realtors

Contact Code Enforcement at 235-8254 for additional information or visit us at the web at www.casperwy.gov.

Residential Maintenance Guidelines

You, as a landlord, property manager, and/or realtor, are responsible for the maintenance of the properties that you own or manage. Below are some informational guidelines to assist you in the maintenance of those properties. We also encourage you to share this information with your tenants.



Weed Removal:

Weeds, dandelions, and tall grass need to be below 8 inches tall. Therefore, it is necessary to regularly cut the weeds on your property which includes the **alley**, **sidewalk**, and **parkway** areas surrounding your property.

Litter Removal:

All garbage and trash **must** be bagged and tied shut to prevent litter which can occur when garbage cans are emptied or blown over by the wind. You are responsible for removing any litter that accumulates in the **alley**, **sidewalk**, and **parkway** areas surrounding your property.



Limbs/Branches/Grass Clippings:



Tree limbs/branches, leaves, and grass clippings can be taken to the compost yard located at the Solid Waste Facility (1886 Station Road) for free.

In doing so, you can take advantage of the Yard for Yard Program where you receive a yard of compost or natural uncolored wood chips for every yard of limbs/branches or leaves that you bring to the compost facility. Grass clippings are excluded from the Yard to Yard Program to encourage residents to mulch mow. Limbs/branches will be collected on the first extra collection day of each month between March and October. Limbs/branches need to be bundled according to the following requirements and placed by the dumpster.

- ◆ Branches must not exceed 5 foot lengths nor weigh over 50 pounds and bundled with rope or twine;
- ◆ Branch bundles may not exceed 1 foot in diameter;

Electronic Waste:

Electronics such as televisions, VCRs, digital cameras, computers, etc., are accepted at the Electronic Waste Facility (1886 Station Road) free of charge for **residential** customers only.



Residential Oil/Paint:

Residential oil, paint, solvents, pesticides, caulk, and other chemicals can be discarded at the Special Waste Facility (1883 Station Road) for free. Contact the Solid Waste Division at 235-8246 for more information.



White Goods:



Residents can dispose of white goods such as washers, dryers, and water heaters at the Solid Waste Facility for no charge. Freon containing appliances, such as refrigerators, freezers and air conditioners may be taken to the Solid Waste Facility (235-8246) or to Wyoming Recycling (237-6615) for a fee.

Tires: Residents may dispose of standard-size passenger car or pickup truck tires, derimmed, (limit 4) at the Solid Waste Facility (235-8246) for a fee. (For tenants: One way to avoid stock piling tires on your property is to let the tire dealership take them for disposal when new tires are installed on your vehicle, certain fees may still apply.)



Remember to cover, tarp, or secure your load so that it does not blow away during transportation to the Solid Waste Facility! An unsecured load can result in a \$15.00 fee.