

## 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 Trash Days:** With the exception of Thursday trash collection days, the Refuse Collection Section will remove **three items** or less that are too large for the residential dumpsters on extra trash days. The extra trash collection days are either the first and third or second and fourth trash collection days of the month. The following guidelines apply:



◆ Place materials for extra collection at least three feet from the regular trash container.

- ◆ Place at 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.
- ◆ Branches and yard waste. Refer to Branches/Yard Waste on inside of brochure.

Contact the Solid Waste Division at 235-8246 for more information, or visit the web at [www.casperwy.gov](http://www.casperwy.gov) for your extra trash collection days.

### 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](http://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.



## Tree Branches / Yard Waste:



Tree branches and yard waste can be taken to the compost yard located at the Solid Waste Facility (1886 N Station Road) for free. In doing so, you can take advantage of the Pound for Pound Program where you receive a pound of compost or wood chips for every pound of tree branches/yard waste that you bring to the compost facility. **With the exception of individuals that have a Thursday trash collection day**, the Refuse Collection Section, on extra trash days, will remove branches/yard waste that will be processed into the landfill and not composted provided it meets the following requirements and set 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;
- ◆ Grass clippings, leaves and other yard waste must be in securely tied bags.

## Electronic Waste:

Electronics such as televisions, VCRs, digital cameras, computers, etc., are accepted at the Electronic Waste Facility (1886 N 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 N 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.**