

Residential Property Maintenance & Owner Responsibilities

Homeowners are expected to keep their property in good repair, ensure the adjacent sidewalks are safe and clean, and to respect their neighbors by keeping noise levels down and adhering to property boundaries. The purpose of this brochure is to briefly explain common items that homeowners in the City of Lynnwood are responsible for maintaining. As a property owner, you have a reasonable expectation of privacy and control over your property, and you share a responsibility for creating and maintaining quality neighborhoods as a part of the Lynnwood community.

LANDSCAPING AND GENERAL PROPERTY UPKEEP

In order to promote safe, attractive neighborhoods, it is important to remove or trim back overgrown vegetation and to dispose of all garbage and debris. Piles of cut brush can harbor rats and other animals which may impact the health of families, pets, and the community at large. Property owners are required to adequately maintain fencing, remove noxious weeds, tow away junk vehicles, paint over graffiti and keep the structures on their property in good repair.

SIDEWALKS

Many property owners are surprised to learn that they are responsible for the sidewalks and planting strips adjacent to their property. Property owners are expected to keep the sidewalk clear of ice, snow, litter, vegetation and other hazards which may block the pathway. Vegetation should be cleared to at least 8 feet above the sidewalk and 12 feet above the roadway, with particular attention paid to foliage around street signs and visibility around corners. Lastly, if the

sidewalk abutting your property is over 10 years old, it is the responsibility of the property owner to repair and/or replace damaged sidewalks.

UTILITIES

Water Lines

Property owners are required to maintain all water pipes, connections, and fixtures (such as faucets) from the water service meter into the home. This includes repairing or replacing broken pipes and preventing the pipes from freezing during the winter months.

Sewer Systems

Many properties in the City are connected to a sewer system, either with the City itself or the Alderwood Water &



Wastewater District. As a property owner, you are responsible for the maintenance and repair of the lateral sewer line, or the piping which connects your home to the public sewer system. This responsibility extends from inside the home to the sewer main in the street or to the sewer clean out, if you have one. A sewer clean out is a capped pipe on your property which provides access to the sewer line and allows you to clear out blockages in the sewer.



Typical Sewer Cleanout

Septic Systems

The maintenance of septic systems is entirely the responsibility of the property owner. Septic systems are regulated by the Snohomish Health District, which has many resources on septic systems available on its website. Contact the Health District at (425) 339-5250 or <http://www.snohd.org> for more information.

NOISE

The City's Noise Ordinance is in place to address prolonged noise, such as:

- Barking dogs or other loud animals
- Loud music or parties that disturb the neighborhood, particularly between 10 PM and 7 AM
- Construction noise outside the hours of 7 AM to 6 PM, Monday through Friday

Please respect your neighbors by limiting noise at all times. For persistent problems, please contact 911 and tell the operator it is a non-emergency.

GOT QUESTIONS? WE'VE GOT ANSWERS.

Permit Center—(425) 670-5400

Code Enforcement—(425) 670-5420

