

Nuisance Tier Policy

The following Tier Style policy shall be used to regulate nuisances within the City of West Fargo specifically grasses, non-noxious weeds, and stagnant water on undeveloped property. The time period for the Tier Policy will begin on January 1st following the year the City Engineer signs off the substantial completion date for a specific development.

Tier 1 – Initial Development Stage

Tier 1 time period = 1st Day after the substantial completion date to the end of 3rd year

- Any stock piled soil shall incorporate a slope grade that allows for the proper maintenance to include mowing the top of the stock pile
- Remove any excess building materials, debris, etc. to facilitate the proper maintenance of the lot
- Mow grass and/or non-noxious weeds which are longer than 8 inches in length and cover more than 30% of the vacant lot as conditions permit, but not less than three times per calendar year
- Complete the necessary actions within 15 days after a formal notice has been issued unless an extension is granted by the City

Tier 2 – Median Development Stage

Tier 2 time period = 4th calendar year after the substantial completion date

Provide the same maintenance of the lot(s) as Tier #1 along with the following additional items:

- Pump or drain any standing water to facilitate the proper maintenance of the lot
- Complete the necessary actions within 15 days, as specified, unless an extension is granted by the City

Tier 3 – Mature Development Stage

Tier 3 time period = 5th calendar year after the substantial completion date & beyond

Provide the same maintenance of the lot(s) as Tier #1 & #2 along with the following additional items:

- The lot shall be brought to a grade that eliminates any standing water or retention areas in order to facilitate the proper maintenance of the lot
- The lots shall be seeded with grass seed to reduce the number of non-noxious weeds
- Complete the necessary actions within 7 days, as specified, unless an extension is granted by the City

Administrative Action-

If you fail to take appropriate action for your Tier Development Stage within the specified time frame the City shall have the authority to cut or mow the non-noxious weeds and grasses, fill any excavation, or remove dirt piles and assess the costs to the property owner and/or initiate legal action to resolve the violation(s).