



## GOOD NEIGHBOR HANDBOOK

Welcome to the City of Grandview's Good Neighbor Handbook!

We hope you find it informative and easy to understand. It has been designed to provide the reader with basic information about how a "good neighbor" in Grandview would care for and maintain their property. Most of the references are found in the Grandview Municipal Code (GMC) which can be read and viewed in its entirety from your home computer with a web connection. You may browse the City's website at [www.grandview.wa.us](http://www.grandview.wa.us). You can also visit the Grandview Building Dept. for additional information. We are open from 8:00 a.m. to 5:00 p.m., Monday through Friday, and we are located at the Public Works office, 603 Willoughby Rd. or call 509-882-9225.

## BUSINESS LICENSES

**Business License Required-** All businesses operating within the City Limits of Grandview are required to have a city business license.

**Yard Sale Permit Required-** City of Grandview permits are required for all yard/garage/rummage sales. Permits cost \$5.00 and can be purchased at City Hall..

**Yard Sales-** Yard/garage/rummage sales must be limited to one (1) per month, per household and held no less than 30 days apart, and sales can only last up to three days each. Additionally, signs advertising the yard sale can only be posted on private property or the property where the sale is conducted. Signs cannot be posted on subdivision fences or utility poles nor in a manner that obstructs driveways or sidewalks. Yard sale signs cannot be posted for more than 24 hours.

**Home Occupations-** All home occupations require a business license. Examples of permitted home occupations are: home business office for small contractors or landscapers, child day cares, Due to environmental hazards and nuisance conditions, no auto repair, upholstery, maintenance, welding or auto body repair or painting businesses will be permitted on residential property. Additionally, no sheet metal shops, motor repair, commercial firewood cutting or storage, or any other type of hazardous property use/activity is allowed.

For business license applications or licensing questions please call the Grandview Public Works office at 882-9211 or the City Clerk at 882-9200, or visit our website at [www.grandview.wa.us](http://www.grandview.wa.us)



## **BUILDING PERMITS**

The City of Grandview has adopted the State Building Code to insure that a minimum standard of quality and safety is required for the construction of all homes, additions, accessory structures or any other type of building. It is important for all persons considering a construction project (**of any type and/or size**), to contact the Building Department 882-9225 (located at the Public Works Office) to check local building regulations and permitting requirements.

**Building Permits/Site Plans Required-** Building permits and site plans are required for all new buildings, additions or modifications to existing buildings, mobile homes or factory assembled structures and for signs, fences, storage sheds and some types of playhouses.

### **Accessory Structures-Matching Material Required**

All accessory garages, storage sheds, carports or tool storages must be built with material of a type and color that closely matches that of the home (primary structure). Please include information regarding finish materials on your site plan.

**Swimming Pools, Spas and Hot-Tubs Permits Required-** A building permit is required for installation and/or construction of any swimming pool, spa or hot tub within the City. Pools 24” or more in depth must be enclosed within a fence which is at least 4’ in height, non-climbable and fitted with self-closing gates.



*A Good  
Neighbor takes pride in their  
yard and their neighborhood.*

**Please do your part in keeping your property and home in good repair and report properties in poor condition to the Grandview Code Enforcement Office.**

## **PUBLIC NUISANCES**

Poor property maintenance in a neighborhood can contribute to decreased property values for all homes in that area and can reduce the number of new homes built and the number of people desiring to visit the area.

**Property Nuisances-** All residential properties in Grandview must be kept or maintained free of public nuisance conditions. Examples of the most often reported public nuisance conditions on residential property are:

- 1) Dead or dying lawns, shrubs, trees and landscaping.
- 2) Accumulations of weeds, trash, debris, junk and animal feces.
- 3) Poorly maintained or dilapidated structures (sheds, garages, fences).
- 4) Piles of dirt, sand or areas on lots that generate dust.
- 5) Noise from construction or power equipment before 7:00 a.m. or after 10:00 p.m.
- 6) Overcrowding of homes or apartments with occupants/residents that constitute illegal overcrowding and/or illegal use of basements as separate housing units as described under adopted codes.
- 7) Building without proper permits.
- 8) Major vehicle repair activity and vehicle repair business in residential areas.

Call the Grandview Code Enforcement Division at 882-9225 for additional information. To report possible nuisance conditions you can email the Code Enforcement Officer at [ctaylor@grandview.wa.us](mailto:ctaylor@grandview.wa.us)



*A Good Neighbor keeps their planting strips/swales properly landscaped and free of obstructions.*

## **PROPERTY & BUILDING MAINTENANCE**

All properties and buildings in Grandview must be kept and maintained free of problems and conditions that could be considered unsightly or unsafe. Each property owner is required to maintain their property to the center of the alley, if there is one, and to the curb or street, keeping the sidewalks, swales and planting strips free of weeds, debris and obstructions at all times. Some examples of unsightly or unsafe conditions are:

- 1) Sidewalks are to be kept free of snow and ice.
- 2) Vehicles, fences, signs, trees or shrubs that obstruct water meters, sidewalks, stop signs, hydrants or driveways.
- 3) Unmarked house or building numbers (difficult for fire and police to locate homes during emergencies).
- 4) Poorly maintained, dying or lack of required vegetation/groundcover in yards, planting strips or swales.
- 5) Lack of control of windblown dust from excavated and bare portions of yards and properties.
- 6) Storage of personal vehicles, RV's and utility trailers on public streets.
- 7) Abandoned/junk vehicles stored on private property or streets/alleys.
- 8) Cross connection to City water and/or lack of a back-flow protection device on City water service to a property.
- 9) Lack of required or adequate garbage removal.
- 10) Dilapidated or unsafe buildings, portions of buildings or signs.

Please call Code Enforcement at 882-9225 for additional information regarding property and/or building maintenance requirements. You can also email the building inspector at [ctaylor@grandview.wa.us](mailto:ctaylor@grandview.wa.us)



## **PENALTIES FOR NON-COMPLIANCE**

Any person found to be keeping or maintaining properties in violation of the Grandview Municipal Code are subject to penalties and possible enforced abatement by the City. Any unpaid penalties are turned over to a collection agency. Liens are also filed against the property for all unabated conditions and unpaid penalty amounts. In the event the City is compelled to abate the cited nuisance condition, all costs to complete the abatement become a lien against the property until the debt is paid.