



FREE COMPANION GUIDE

THE OUT-OF-TOWN OWNER'S FORT WORTH CODE-COMPLIANCE CHECKLIST

COMPANION TO
**Fort Worth Is Ordering Repairs and
Demolitions**FORMAT
TARRANT Blog Post

FORT WORTH OPENED 484 CODE CASES IN ONE RECENT 30-DAY WINDOW. EVERY ITEM BELOW IS SOMETHING YOU CAN FIX BEFORE THE CITY WRITES ONE UP ON YOUR PROPERTY.

THE CHECKLIST

- ☐ **TAD mailing address current.** Notices go to the address on the appraisal district roll, and mail returned unclaimed still counts as delivered under Texas law. A stale address is not a defense.
- ☐ **Eyes on the curb monthly.** A scheduled drive-by or walk-through by someone you pay to look. Grass and trash cases start at the curb, and tenants will not self-report them.
- ☐ **A mow cycle that survives a vacancy.** Between tenants, the lawn goes on a prepaid schedule that runs without you. Vacant is when properties get cited.
- ☐ **Trash timed to the city's schedule.** 107 solid-waste cases opened in one recent month. Bulk items go to the curb only during your address's designated bulk-collection week, never after a make-ready cleanout.
- ☐ **Exterior structure scan.** Roof, fascia, siding, fence, foundation. Photograph the same angles on every visit.
- ☐ **Standing water check.** Pits, tarps, tires, clogged gutters. Mosquito harborage appeared in a June commission case.
- ☐ **Permits are your contractor's job.** On a rental, licensed trade contractors pull the permits, not you. Require proof of the permit and the closed-out inspection for every major repair.
- ☐ **Act on any city notice within 48 hours.** Cure windows can run 7 days from notice, and forwarded mail eats most of that. The process punishes silence more than the violation.
- ☐ **Document your progress.** Dated photos, receipts, contractor agreements. Owners who showed a plan got time, and one got a reduced penalty.
- ☐ **A standing local agent.** Someone already engaged who can inspect, respond, and appear within days, not weeks. Hearing and abatement clocks do not wait for a flight.

THE ONE-YEAR REPEAT-VIOLATION TRAP

Under Texas Health and Safety Code Sec. 342.006(d), if you receive a violation notice and cure it, a repeat violation of the same kind within one year lets the city correct it at your expense **without sending another notice** and assess the cost against the property. This is why the mow and trash schedules above stay on autopilot, not on memory.

WANT THE FULL BREAKDOWN OF WHAT THE COMMISSION DID AND HOW THE PIPELINE WORKS? READ THE POST AT [ALLPANTHERPROPERTIES.COM/TARRANT](https://allpantherproperties.com/tarrant), OR SEND US YOUR PROPERTY ADDRESS AND WE WILL TELL YOU WHAT A CODE OFFICER WOULD FLAG FROM THE CURB. **(817) 420-0833**

BEFORE YOU RELY ON THIS

This checklist is general guidance for Tarrant and Parker County, not legal advice, an appraisal, or a substitute for a signed contract. Requirements and figures change. Verify current details before using this for an actual transaction.

