

TITLE 10: LOCAL LAWS
DIVISION 3: THIRD SENATORIAL DISTRICT (SAIPAN, ETC.)

§ 30510. Orders and Notice.

(a) Whenever the Administrator finds any one or more violations of this Chapter to exist, he/she may order the owner of the property to abate the nuisance, correct the violation, and/or impose penalties. Where a public nuisance exists, the Administrator shall cause a notice of an order of abatement to be posted on the property upon which the public nuisance exists. The posted notice shall state:

(1) A description of the public nuisance and nature of the violation.

(2) The time period allowed for termination or abatement of the nuisance.

(3) The time period allowed for a written petition for an appeal to the Commonwealth Zoning Board.

(4) That termination of the public nuisance by the Commonwealth shall result in a lien against the property or other property of the owner for the total costs of abatement, duly-assessed penalties, interest, and any other associated costs incurred by the Commonwealth.

(5) That the Commonwealth reserves the right to proceed with an action to hold the owner of the property personally liable for the cost of correcting the offending condition, to proceed against the property in rem, or/and to place the lien on the property or on other property of the owner.

(b) The Administrator shall serve all orders upon the owner. Mailing of the order shall be sufficient proof of service, or the order may be personally served or served by some other method recognized under the laws of the Commonwealth. For the purpose of notice requirements to a property owner, the owner shall be deemed to be the owner of record pursuant to the records of the Commonwealth Recorder's Office. If the Administrator cannot ascertain the mailing address of the owner after making reasonable inquiries, the posted notice of the order on the property shall constitute sufficient notice to the owner, or the representative thereof, and no additional notice or service shall be required for any action hereunder.

Source: SLL 20-25 § 2 (June 14, 2018), modified.

Commission Comment: The Commission inserted a comma after "violation" in (a) pursuant to 1 CMC § 3806(g).