

2026 CODE AMENDMENTS

Official Code of Cobb County Part I. – Chapter 83

Package I
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Board of Commissioners Public Hearing Dates
October 13, 2026 – 9:00 a.m.
October 27, 2026 – 7:00 p.m.

Cobb County Community Development
P.O. Box 649
Marietta, GA 30061
www.cobbcounty.gov



Cobb County...Expect the Best!

Chapter 83 – NUISANCES

ARTICLE I. – IN REM NUISANCE ABATEMENT

Section 83-4 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 83-4. - Findings.

The board of commissioners finds that there exist in unincorporated county properties which are unfit for human habitation or for commercial, industrial, or business uses due to dilapidation and which are not in compliance with applicable codes; which have defects increasing the hazards of fire, accidents, or other calamities; which lack adequate ventilation, light, or sanitary facilities; ~~which have improperly maintained stormwater facilities resulting in flooding, erosion, or water quality degradation;~~ which have other conditions that render such properties unsafe or unsanitary, or dangerous or detrimental to the health, safety, or welfare, or otherwise inimical to the welfare of the residents of the county; which are nuisances pursuant to general nuisance law and constitute a hazard to the health, safety and welfare of the people of the county; and/or which are vacant and being used in the commission of drug crimes.

Section 83-5 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 83-5. - Definitions.

As used throughout this article, the term:

Applicable codes means (1) any housing or abatement standard provided in O.C.G.A., title 8, ch. 2, including standard minimum codes as adopted now or hereafter by ordinance and codified under chapter 18 of the Official Code of Cobb County, Georgia, or by operation of law, or other property maintenance or building standards or codes as adopted now or hereafter by ordinance or operation of law, or general nuisance law, relative to the safe use of real property; and (2) any fire or life safety code as provided for in O.C.G.A., title 25, ch. 2; ~~(3) any requirements for stormwater facilities and the maintenance thereof found in articles IV and V of chapter 50 of the Official Code of Cobb County; and/or (4) requirements of the Metropolitan North Georgia Water Planning District's regional water plan, the Georgia Stormwater Management Manual.~~ Any such building or minimum standard codes for real property improvements shall be deemed to mean those building or minimum standard codes in existence at the time such real property improvements were constructed unless otherwise provided by law.

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Property means any lot, tract, or parcel of real estate whether improved or unimproved. It shall include any dwelling, building, structure, or part thereof used and occupied for human habitation or commercial, industrial, or business uses, or intended to be so used, and includes any outhouse, improvement, and appurtenance belonging thereto or usually enjoyed therewith and also

includes any building or structure of any design. The term shall expressly include, for means of amplification and not limitation, swimming pools, ~~stormwater facilities~~, and wells. Also as used in this article, the term shall not mean or include any farm, any building or structure located on a farm, or any agricultural facility or other building or structure used for the production, growing, raising, harvesting, storage, or processing of crops, livestock, poultry, or other farm products.

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Public officer means either the director of community development or his or her designee, the director of public safety or his or her designee, ~~the director of the county water system or his or her designee~~, or the director of the county board of health or his or her designee.

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Section 83-6 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 83-6. - Duties of property owners.

- (a) It is the duty of the owner of every property located within unincorporated Cobb County (1) to construct and maintain such property in conformance with applicable codes in force within unincorporated Cobb County, or such ordinances which regulate and prohibit activities on property and which declare it to be a public nuisance to construct or maintain any property in violation of such codes or ordinances; and (2) to keep such property reasonably clean and free of any materials or conditions which create a health or safety hazard either on such property or to surrounding persons or properties; ~~and (3) to properly maintain stormwater facilities located on the property to prevent flooding, erosion, and contamination of water resources.~~
- (b) No owner shall allow any property located within unincorporated Cobb County to be used in the commission of drug crimes.

Section 83-7 of the Official Code of Cobb County, Georgia, is amended to read as follows:

Sec. 83-7. - Nuisance abatement procedure.

- (a) *Appointment and designation of public officer.* Each of the following is hereby appointed and designated as a public officer with the authority to carry out the powers and duties of this article: the director of community development, the director of public safety, ~~the director of the county water system~~, and the director of the county board of health. Such appointment and designation shall include the designees of such persons.
- (b) *Complaint and investigation.* Whenever a request is filed with a public officer by a public authority or by at least five residents of the unincorporated area of the county charging that any property:
 - (1) Is unfit for human habitation or for commercial, industrial, or business use and not in compliance with applicable codes;
 - (2) Is vacant and being used in connection with the commission of drug crimes; or

- (3) Constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions,

the public officer with whom the request is filed shall make an investigation or inspection of the specific property to determine if such conditions exist under applicable codes. The public officer shall have the authority to enter upon premises to conduct an inspection, provided such entry is made with the least possible inconvenience to the person(s) in possession. If such an inspection is necessary, the public officer shall endeavor to obtain the permission of the owner to conduct such inspection. If permission is withheld, the public officer may seek the assistance of the county attorney's office to obtain an inspection warrant from a court of competent jurisdiction. The public officer may determine under existing ordinances that a property is unfit for human habitation or for commercial, industrial, or business use and not in compliance with applicable codes; is vacant and being used in connection with the commission of drug crimes; and/or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions. ~~upon~~ In making a finding of conditions on the property that are dangerous or injurious to the health, safety, or morals of the occupants, occupants of neighboring properties, or other residents of the county the public officer may consider the following conditions (without limiting the generality of the foregoing): defects therein increasing the hazards of fire, accidents, or other calamities; lack of adequate ventilation, light, or sanitary facilities; dilapidation; disrepair; structural defects; ~~defects causing or creating hazard of flooding, erosion, and contamination of water resources;~~ and uncleanness. The public officer may determine that the property is being used in the commission of drug crimes upon personal observation or report of a law enforcement agency.

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ARTICLE II. – WEED CONTROL, OUTSIDE STORAGE AND JUNK VEHICLES

Section 83-9 of the Official Code of Cobb County, Georgia, is amended, to read as follows:

Section 83-9. – Weed control, outside storage, and junk vehicles.

It is found and declared that uncontrolled weed growth, outside storage, and junk vehicles on properties within unincorporated Cobb County is a health risk and undesirable in that it provides harborage for rodents and insects, lowers property values, and constitutes a public nuisance.

Section 83-10 of the Official Code of Cobb County, Georgia is amended to read as follows:

Section 83-10. – Definitions.

As used in this article, the term:

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Junk vehicle means a vehicle that is in an inoperative or junk condition, shall include but not be limited to any automobile, vehicle, mobile home, manufactured home or trailer of any kind or type, or contrivance or part thereof, the condition of which is one or more of the following:

- (1) Wrecked.
- (2) Dismantled.
- (3) Partially dismantled.
- (4) Inoperative.
- (5) Abandoned.
- (6) Discarded.
- (7) One which does not have a valid license plate and/or valid decal attached hereto.

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Outside storage means the keeping, placing, or accumulation of any materials, equipment, merchandise, supplies, personal property, or other items outside of a completely enclosed building or structure overnight.

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Weeds shall mean grass, jimson, burdock, ragweed, thistle, cocklebur, dandelion, invasive vines and any unrestricted vegetative growths.

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Section 83-11 of the Official Code of Cobb County, Georgia is amended to read as follows:

Sec. 83-11. - Exemptions.

This section shall not apply to the following ~~described properties~~:

- (a) County, state or federal property or governmentally mandated easements, buffers, corridors, wetlands, detention ponds, dams, farms, natural or landscape areas, lakes, medians, etc., except where developed property fronts publicly-owned right-of-way;
- (b) Utility owned rights-of-way unless they are within a platted subdivision; or
- (c) Tracts of property (under single ownership) 40,000 square feet or larger unless they are within a platted subdivision;
- (d) Tracts of property (under single ownership) 40,000 square feet or larger unless buildings or structures are located within 75 feet of the public right-of-way, except where such property is used for agricultural or farm use.
- (e) Outside storage of lawn furnishings and firewood.
- (f) Outside storage on properties zoned Light Industrial, so long as the outside storage is setback a minimum of 35 feet from any public right-of-way.
- (g) Outside storage on properties zoned Heavy Industrial.
- (h) Junk vehicles that are in an enclosed building, or on the premises of a business enterprise operated in a lawful matter, when necessary to the operation of such business enterprise.

Section 83-12 of the Official Code of Cobb County, Georgia is amended to read as follows:

Section 83-12.-Prohibited.

- (a) It shall be unlawful for the owner of any property to permit weeds including but not limited to grass, jimson, burdock, ragweed, thistle, cocklebur, and dandelion to obtain a height exceeding 12 inches unless exempted as described in this section. It shall be unlawful for the owner of any property to permit invasive vines to extend onto or over an adjoining property. It shall be unlawful for the owner of any property, that contains an easement for utility right-of-way, lake, pond or other water impoundment, to permit weeds to obtain a height exceeding 12 inches on any portion of the property, unless exempted as described in this section. It shall be unlawful for the owner of any property 40,000 square feet or larger where buildings or structures are located within 75 feet of the public right-of-way to permit weeds to obtain a height exceeding 12 inches on any portion of the property between the building or structure and the right-of-way. Property owners of developed property shall be required to maintain the right-of-way from the property line to the street curb in this same manner. This requirement shall not be applied to undeveloped property or to portions of developed property where the intent is to leave the property in its natural state.
- (b) It shall be unlawful for the owner or occupant of any property to permit or allow any outside storage or any junk vehicle to be placed, maintained, stored, or allowed to remain upon such property, unless exempted as described in this section.

Section 83-13 of the Official Code of Cobb County, Georgia is amended to read as follows:

Section 83-13.-Notice to remove and hearing.

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(2) The required notice shall contain the following:

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- (e) A requirement that the record owner of the property remedy the violation within 20 calendar days from the date of the notice, failing which the county will issue a citation to Magistrate Court ~~for property that has not been abandoned or is not vacant as defined in this section. If the property is vacant or abandoned as defined herein, t~~ The county will may remedy the condition and assess against the record title owner of the parcel of land all the costs thereof plus an administrative charge.

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Section 83-14 of the Official Code of Cobb County, Georgia is amended to read as follows:

Section 83-14.-Removal by county.

If after 20 calendar days from the date of the notice no hearing has been requested, ~~no citation has been issued and the property has been determined to be vacant or abandoned~~ and the condition described in the notice has not been remedied, the code enforcement officer or his/her designee ~~shall~~ may cause the condition to be remedied by the county at the expense of the property owner. If a hearing has been held and has concluded adversely to the property

owner, the code enforcement officer or his/her designee may cause the condition to be remedied by the county at the expense of the property owner after 72 hours unless the board of zoning appeals directs otherwise.