

Frequently Asked Questions – Code Enforcement

How can I file a code complaint on property located within Guadalupe County?

You must complete a complaint form and submit to Code Enforcement at the Guadalupe County Environmental Health Department.

Why can't the County enforce my HOA rules, deed restrictions, or covenants?

HOA rules, deed restrictions and covenants are civil agreements between a property owner and the developer or homeowners' association. When someone purchases a property, they agree to follow certain rules set by the developer or HOA. These rules are not set by the County, nor does the County have any responsibility in determining what they are. County orders and State laws generally establish a minimum standard required for the health, safety, and comfort of citizens, but deed restrictions generally establish a higher standard of living for a particular area. Violations of deed restrictions should be reported to your HOA. If there is not an active HOA, they may be enforced by one individual against another by filing a case in civil court.

What is the compliance timeframe on code violations given by the Code Enforcement Officer?

Illegal Septic Discharge -	10 days
No Septic Maintenance Contract -	15 days – Not including weekends, Holidays
No OSSF/Floodplain Development Permit -	15 days – Not including weekends, Holidays
Public Nuisance -	30 days – Not including weekends, Holidays
Illegal Dumping -	15 days – If suspect is identified

If property owner is showing progress/improvements to move towards abatement, the case may be extended on a case by case basis.

What laws and rules govern Code Enforcement?

Guadalupe County On-Site Sewage Facilities Order	Amended 2009
Guadalupe County Flood Damage Prevention Order	Amended 2014
Guadalupe County Subdivision Regulations	Amended 2021
Chapter 341 – Minimum standards of Sanitation and Health	Effective 1989, Amended 2015, Amended 2013 added Section 341.019
Chapter 343 – Abatement of Public Nuisance	Effective 1989, Amended 1991, 2007, 2009, 2015
Chapter 365 – Illegal Dumping	Effective 1991, Amended 1993, 2011, 2017
Chapter 366 – On-Site Sewage Disposal Systems	Effective 1993, Amended 1997
Class C Misdemeanor – Weighs less than 5 lbs or has volume of 5 gallons or less	
Class B Misdemeanor – Weigh more than 5 lbs, but less than 500 lbs, or has a volume of more than 5 gallons, but less than 100 cubic feet.	
Class A Misdemeanor – Weighs 500 lbs or more, but less than 1000 lbs, or has volume of 100 cubic feet or more, but less than 200 cubic feet	
State Jail Felony – Weighs 1000 lbs or more or has volume of 200 cubic feet or more	

Commercial purposes can increase the punishments.