

Vacant Structure Registry & Maintenance Program

November 9, 2020

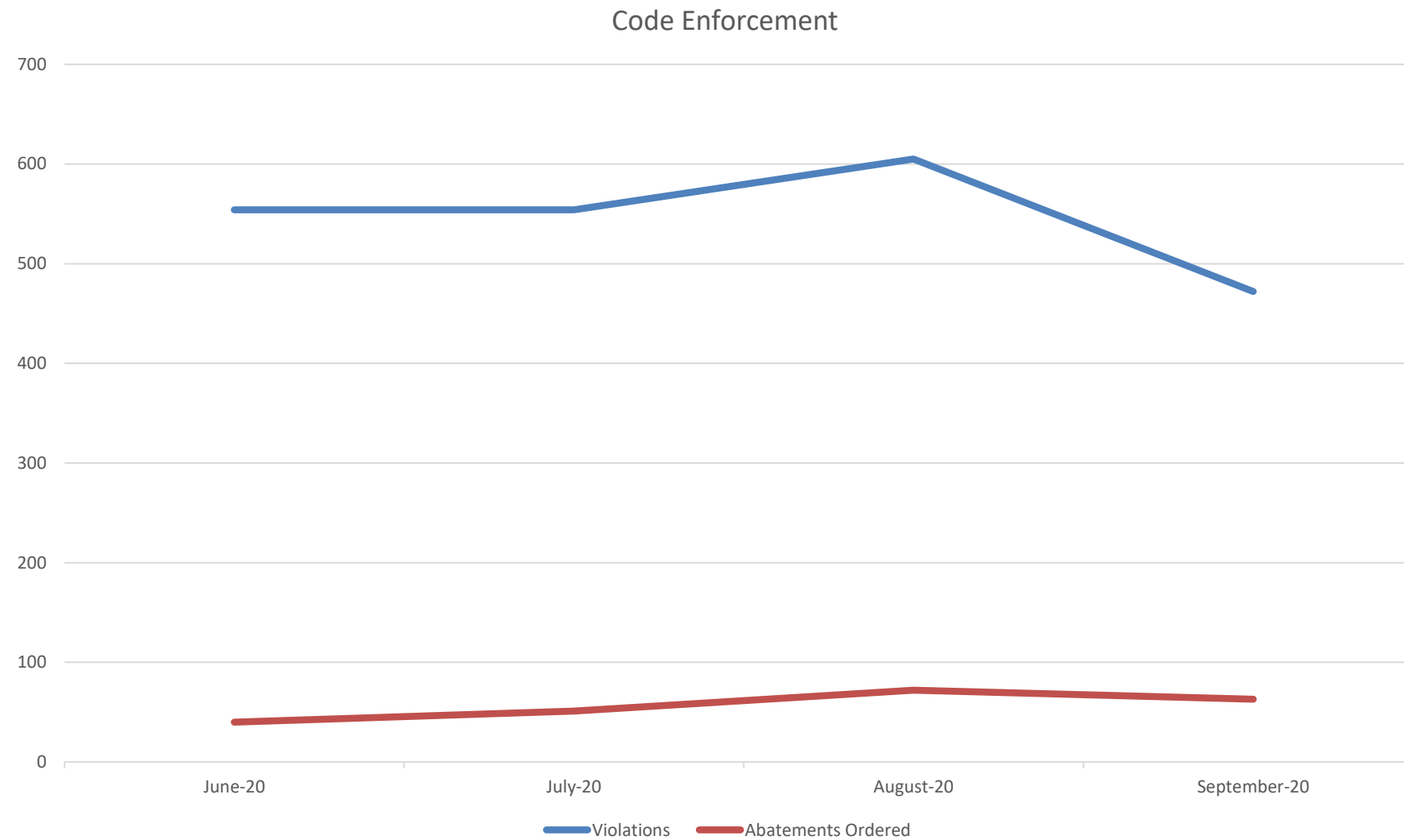


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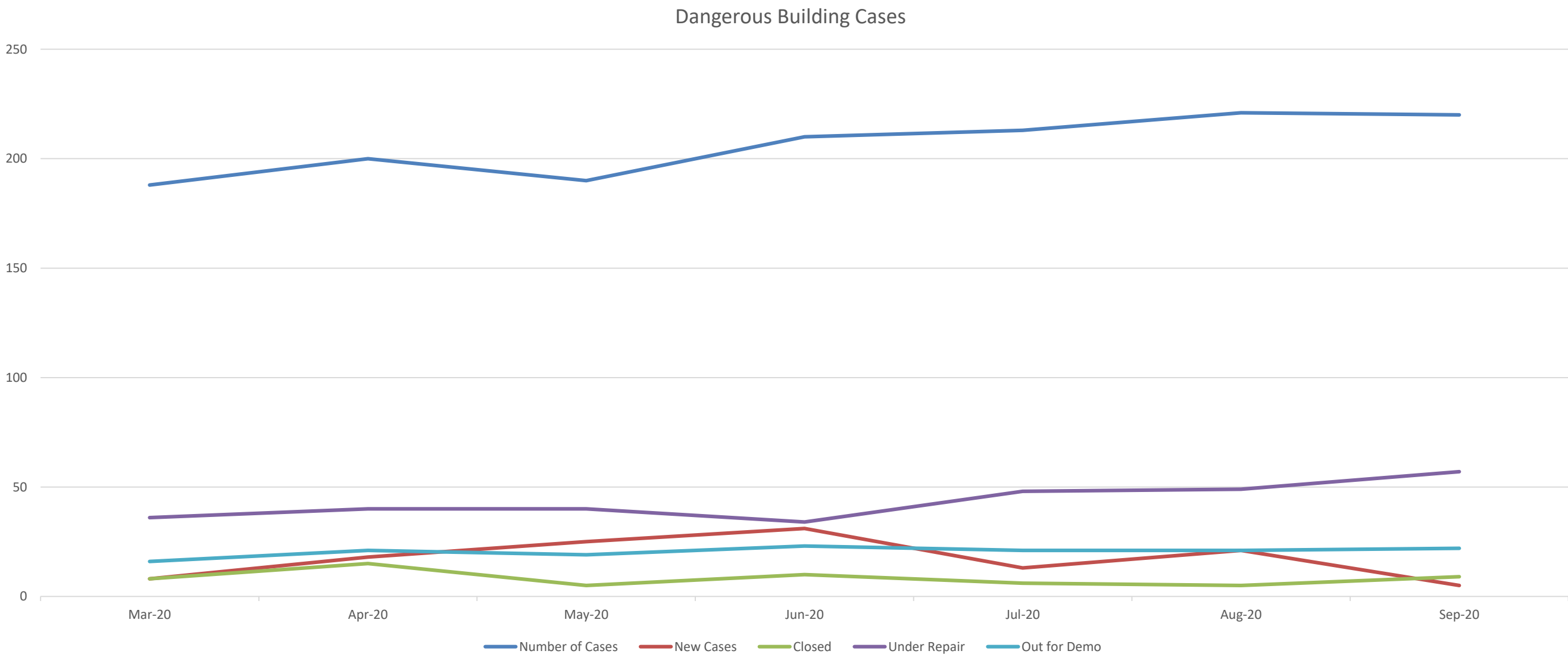
Existing Codes and Programs

- Property Maintenance Code
- Dangerous Building Code
- Unsafe Building Code
- Rental Ready Program

Code Enforcement Trends



Dangerous Building Trends



Other Trends

- Unknown number of vacant residential and commercial buildings that require code enforcement action but don't meet the criteria in our existing unsafe and dangerous building ordinances.
- Increase in the number property owners who habitually don't maintain their property; instead these property owners rely on the City to abate their violations.
- Increase in the number of record requests by investors looking for residential properties with open code violations for 6 months

Issues Tied to Vacant Structures

- Unsightly and have a negative effect on the community
- Can cause deterioration of neighborhoods and corridors within the city
- Can have a negative impact on property values
- Can cause a serious threat to the safety and welfare of the residents
- Can erode the quality of life of all who live and work in the City,
- Can be places of infestations of rodents, vermin, and insects, and
- Can provide shelter to individuals to conduct illicit activities and are an attractive nuisance

Challenges

- City has limited resources to abate or demolish
- Legal mechanisms haven't worked either – been too slow and ineffective – to get the desired outcomes.
- Regulations and enforcement actions have had limited success in motivating property owners to do something with their vacant properties
- Number of properties that need to be addressed keeps increasing.



Vacant Structure Registry Program

- Applies to:
 - Residential
 - Multi-Family
 - Commercial
 - Office
 - Industrial



What Structures Are Subject to this Program?

- Any unsafe or dangerous building
- Multi-Family Residential with more than 80% of the units unoccupied
- Commercial/Office/Industrial with more than 50% of the space unoccupied
- Any residential structure unoccupied longer than 6 months

Registration Required

- Contact Information for all owners associated with property
- Must have local authorized representative within 50 miles.
- Includes plan and timeline for regular maintenance
- Measures/plan to ensure structure kept weather tight and trespassers out
- List of authorized individuals to be present in the structure
- Notice of trespass to the police authorizing the arrest for trespass of individuals not on the above list

Registration Fees

- One & Two Family Residential
 - \$350 every 6-months
 - Increases to \$500 every 6-months after 2 years
 - Increases to \$100 every month after 3 years
- Multi-Family & Commercial/Office/Industrial
 - \$500 every 6-months
 - Increases to \$650 every 6-months after 2 years
 - Increases to \$150 every month after 3 years
- Regular proactive inspections to ensure compliance with regulations

Maintenance & Safety Requirements

- Compliance with our property maintenance code
- Replace dead landscaping in accordance with the UDO
- Remove or screen dumpsters in accordance with the UDO
- Remove all signage and sign structures
- Keep all fire protection systems intact and functioning
- Any disconnected/discontinued fire protection systems will be required to be brought up to current City adopted fire code
- Maintained in a weather-tight and secure manner so as not to be accessible to unauthorized persons
 - Broken windows must be replaced;

Enforcement Remedies and Liens

- All fees and penalties must be paid in full prior to the issuance of any building or occupancy permit.
- Payment of the applicable registration fee(s) does not relieve or exempt the Owner from paying any and all fines, penalties or other such charges assessed for non-compliance with property maintenance standards or other code provisions
- The City may pursue abatement a public nuisance or an action seeking the demolition of a dangerous and unsafe building
- All fees, costs and charges assessed will constitute a lien on the real estate upon which such vacant structure is situated.

Questions...