

Foreclosed, Vacant, & Abandoned Property

Registration & Management

The Problem

- Properties that are poorly maintained devalue the neighborhoods they are in.
- Foreclosed, vacant, and abandoned properties can all be a part of this problem.
- Identifying and registering properties is time consuming for City staff.
- Trying to both register and enforce compliance leaves many properties unaddressed.
- Often time staff lacks sufficient data.

Existing Abandoned Buildings Ord.

- Last updated in 1987.
- Empowers the City to address abandoned properties and secure them.
- Does not address vacant properties that are not yet abandoned.
- Does not require that there be a registry.



Continuum of Circumstances



Foreclosed
(Occupied)



Foreclosed
(Unoccupied)



Vacant



Abandoned
(Boarded)



Abandoned
(Unboarded)



Updating the Ordinance

- Model language from other communities and template language from ProChamps is incorporated into the existing ordinance.
- It addresses a range of properties along a continuum with increasing levels of management.
- Establishes a registry and requires a “vacant property plan” for every building.
- Clearly defines what “vacant” means and what counts as a “registrable property.”

Registration

- Every six months, \$300 fee. Can be appealed.
- Contact information for a locally based (within 50 miles) property manager who staff can call if there is a problem.
- “Vacancy Plan” that explains what is going on with the property, when things will change.
- Data on how many properties are vacant and where at any given time. This is important!

Commercial/Industrial vs. Residential

- Commercial and industrial properties, even when actively listed for sale with a licensed real estate broker on multiple listing services and otherwise secure and in compliance with all applicable ordinances, codes, legislation, and regulations, shall be considered Registrable Properties.
- Residential properties, when actively listed for sale or for rent in the same manner, shall not be considered Registrable Properties so long as they are secure and well maintained.

Summary

- Expanding the existing Vacant Buildings Ordinance to include foreclosed and vacant properties makes the most sense.
- The establishment of a registry will help provide the missing data needed for better enforcement.
- A partnership with ProChamps is still sought.
- Staff welcomes feedback on the draft.

Questions?