

Vacant Building Registration Stalled Construction Projects



Purpose of Amendment

Clarify Chapter 249 to explicitly include stalled construction projects

- Better able to withstand appeals
- Provides additional tools for addressing problem sites
- Cost recovery through VBR fee (Currently \$6,550)

Proposed Addition to Definition of “Vacant Building”

- 1) Condemned; or
- 2) Unoccupied and unsecured for five days or more; or
- 3) Unoccupied and secured by means other than those normally used in the design of the building for thirty days or more; or
- 4) Unoccupied and has multiple code violations existing for thirty days or more; or
- 5) Unoccupied for a period of time over three hundred sixty-five days and during which time an order has been issued to correct a nuisance condition; or
- 6) A vacant commercial or residential building or structure, which is unable to receive a Certificate of Occupancy due to expired permits, or demonstrated work stoppage of 180 days or more as determined by the Building Official.

Justification for Change

- Commercial buildings and stalled construction projects are a source of significant work for City staff.
- 234 violations were found in the past 18 months at the 27 commercial buildings currently in VBR.
- Main complaints include illegal dumping, dust blowing from site, tall grass and weeds, and dangerous and unsecured sites accessible to children.

324 1st Street North Stalled January 2004



4516 46th Avenue Stalled January 2008



4150 Dight Avenue Stalled 2009



730 Portland Avenue Stalled October 2008



2931-7 Bloomington Avenue Stalled 2009

