



UNSAFE OR UNFIT STRUCTURES

The City Code requires that unfit or unsafe structures be repaired or demolished. Properties must be kept in a safe, sanitary and structurally sound condition.

Safety of occupants, neighboring residents, and children is an important consideration. If not properly maintained or secured, properties can become infested with a variety of pests, can be a haven for criminal activity and may attract neighborhood children to play in and around dangerous conditions.

A dwelling or structure may be classified as unfit or unsafe if it is:

- Fire Damaged
- Unsanitary
- Deteriorated
- Vacant/Unsecured
- Improperly Designed
- Termite Infested
- A Nuisance to the Public

If a structure has been determined to be unfit or unsafe, the property owner will be sent a notice of the violation. This notice may call for:

- Occupants to be moved out;
- The structure to be secured to prevent access by unauthorized persons or neighborhood children;
- The structure to be promptly repaired, demolished or removed.

Securing Structures

Owners are responsible for securing doors, windows and other openings on vacant structures to ensure that they cannot be readily opened. Often, openings must be boarded to prevent break-ins.

Security boards must be made of exterior grade plywood and must be painted in a neutral color that blends inconspicuously with the exterior of the structure.

If an owner does not secure a vacant structure, the City can arrange to board all openings. However, this cost will be billed to the property owner and if unpaid, will become a lien against the property.

Once notice has been issued, if owners fail to secure or demolish within a reasonable time, the City can condemn and demolish an unfit/unsafe structure.

Costs of condemnation are billed to the property owner and become a lien against the property. Owners may appeal condemnation orders. Through the appeal process, some owners have an opportunity to repair instead of demolish.