

Section 30-221: Regulations for Vacant Buildings

- (A) This Section shall apply to all buildings. *[Revised 10/13/20]*
- (B) Where any building is vacated because 100 of the residential or commercial use conducted thereon is being terminated or relocated to a different building, the party that vacated the site shall not impose limits on the types reuse of the vacated site through conditions of sale or lease.
- (C) With the exception of historic building san landmark, any building that is completely vacation for any reason shall be subject to the following provisions:
 - (1) The owner must file with the City a written statement as to the names, phone numbers, and addresses for all persons who are in control of the property and building.
 - (2) The owner shall be required to meet the requirements defined below based on the amount of time the building remains vacant:

Figure 30-221: Steps for Addressing Building Vacancy

Time Period Building is Vacant	Requirements
1 Year of Vacancy	Install a fire department access box for annual fire inspection if the Fire Department determines it is necessary. Remove signage per the requirements of Section 30-313.
5 Years of Vacancy	The City will complete a comprehensive maintenance review of the property and may require the property owner to meet the standards of the Property Maintenance and Building Codes.
10 Years of Vacancy	If the building is not maintained, the City may require the site to be cleared of all improvements and returned to vegetative ground cover.

- (3) Within the first quarter of each year of complete vacancy, the owner shall provide the Director of Community Development, or designee, with a statement as to the condition of the building and prospects for removal or re-occupancy of the building(s).
- (4) At any time following complete vacancy, the City may utilize other enforcement options available to it to ensure property maintenance and upkeep of the building and site such as requiring the property owner to meet the standards of the Property Maintenance and Building Codes.
- (5) Occupancy of any portion of the building(s) and/or the exterior grounds for a period of less than 90 consecutive days shall not be considered to remove the vacancy status of the building under this Section.