

- Group Homes
- Local Government-Owner Property
- Religious & Educational Properties

Taking a Bite Out of Blight: Effective Tools and Innovative Strategies in the Battle to Reuse Problem Properties

18th Annual Alfred B. DelBello Land Use & Sustainable Development Conference`



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What is Code Enforcement?

Code Enforcement

Substantive Standards & Procedures & Processes

Code Enforcement

- **Regulations:**
 - a. **Public Nuisance,**
 - b. **Building Standards,**
 - c. **Property Maintenance,**
 - d. **Fire Codes,**
 - e. **Health Codes,**
 - f. **Housing/Multiple Dwelling,**
 - g. **Vacant Property Codes,**

Code Enforcement

- **Regulations:**
 - h. **Abandoned Property,**
 - i. **Rental Registry,**
 - j. **Business Regulations**

Code Enforcement

- **Investigation**
- **Permitting**
- **Inspections**
- **Enforcement**
 - **Criminal Proceeding**
 - **Civil Proceeding**
 - **Administrative**
 - **Summary Abatement**

Code Enforcement



Less Compliant

Owner Compliance

More Compliant

Less Severe

Severity of Condition

More Severe

Dilapidated Building Partially Collapsed After Vacant Properly Sealed Cannot Be Found, Owner is Sitting On it as an Investment Property

80 Year-Old Widow Can't Maintain Property

Unmown Yard, Owner Complies After Visit from CEO

Vacant Building, Owner is Stalling on Properly Sealing the Building

Fire Damaged Building, Owner Began Taking Down Building Day After Fire

Trash Street Can, Owner won't properly seal building