Tools to Address Blight and Abandonment

Introduction

- Addressing blight is a local concern
- But solutions are largely governed by State law

Three Categories

- These new tools are divided into three categories:
 - 1. Blight Prevention
 - Strong enforcement = effective prevention
 - 2. Disposition
 - Transfer property for beneficial use
 - 3. Redevelopment Incentives
 - Encourage private investment in blighted properties

Tools WE HAVE to Address Blight and Abandonment

Blight Prevention

Enforcement = Effective Prevention

Blight Prevention – Code Enforcement

Purpose: Purchasers of property must correct known violations within 12-18 months

Person purchases property with known code violations Code Enforcement Official inspects property at sale Purchase of building Purchase of a lot 18 months to correct 12 months to correct violations or demolish violations structure 12-18 month re-inspection Violations not Violations corrected corrected Citation issued and fines

from \$1,000-\$10,000

Disposition

Transfer property for beneficial use

Redevelopment Incentives

Encourage private investment in blighted properties

Redevelopment Incentives – Private Owners/Investors

Properties with existing structures



Existing structure undergoes rehabilitation work



Property developers and Code Official apply codes for existing structures to rehabilitation work



Facilitates rehabilitation of existing structures in a safe and economical manner



Blight and Abandonment

By Raymond A. Brown Esq, MBA MS