

## **DEALING WITH ABANDONED PROPERTY**

The Spring Lake Park City Council strongly agrees that abandoned properties, which are not maintained, contribute to the detriment of neighborhoods, increase crime, and diminish property values. For the benefit of the community, the City of Spring Lake Park has deemed it necessary and appropriate to maintain, preserve and improve housing by providing an orderly and effective way to ensure compliance with existing housing codes and provide a system to deal with increased concerns for health, safety, and protection of the community.

Any vacant property may be declared abandoned if at any time the property shows any evidence of insufficient routine maintenance and upkeep. Once a property is declared abandoned, the certificate of occupancy is revoked and the property will be posted to prevent occupancy. If an abandoned property owner wishes to have the property reoccupied, the property owner must apply for recertification of occupancy through the Spring Lake Park Code Enforcement Department. Evidence of a property showing signs of no routine maintenance and upkeep are as follows:

- Utilities have been disconnected due to insufficient payment to the utility company.
- Utilities have been disconnected without evidence of proper winterization.
- Property structure(s) are not secure.
- Exterior surfaces show evidence of deterioration.
- Doors and windows are not maintained.
- Accumulation of debris (phone books, newspapers, etc.).
- Grass has not been mowed and is over nine (9) inches in height.
- Snow accumulation with no evidence of removal.

In addition to the conditions above, all commercial and industrial property may be revoked of their certificate of occupancy and require recertification for the following reasons:

- New tenant to occupy vacant or abandoned space.
- Change of occupancy classification in existing lease area (i.e., retail to manufacturer).
- Addition of hazardous material to existing business.

We ask that everyone do their part in preserving Spring Lake Park property values by calling the Code Enforcement Department of any properties within your neighborhood you think may be vacant or abandoned.

(See below for Certificate of Occupancy Information and Application)

## **Certificate of Occupancy Information & Applications**

- [Commercial Certificate of Occupancy Information.](#)
- [Commercial Certificate of Occupancy Application.](#)
- [Residential Certificate of Occupancy Information.](#)
- [Residential Certificate of Occupancy Application.](#)
- [Property Owner Waiver for Certificate of Occupancy.](#)