

Discussion and Action
State of Georgia
Fulton County
City of Hapeville

Discussion and Action 2019.02_2

‘Discussion and Action for Legal - Vacant Building Fee and Vacant Property Registration Ordinance’

A RESPONSE TO THE NUMEROUS VACANT BUILDINGS IN THE CITY OF HAPEVILLE, BOTH RESIDENTIAL AND COMMERCIAL; AND

A DISCUSSION TO RID THE CITY OF THE BLIGHT THAT CAN OCCURR DUE TO UNKEMPT PROPERTIES THAT ARE BOTH RESIDENTIAL AND COMMERCIAL; AND

FURTHERMORE, A DIRECTIVE FOR THE CITY ATTORNEY TO REVIEW EXISTING POLICIES IN OTHER GEORGIA MUNICIPALITIES;

WHEREAS; the Council of the City of Atlanta adopted a Vacant Property Registration Ordinance (VPRO) in December 2011; and

WHEREAS; the Council of the City of East Point adopted a Vacant / Foreclosed Property Registration Ordinance in October 2014, and

WHEREAS; the non-profit Center for Community Progress state many benefits, as shown below, regarding VPROs in their implementation; and

WHEREAS, the health, safety, and welfare of the people of the City of Hapeville shall be preserved, enhanced, and guarded by the discussion and potential action of the aforementioned; and

BE IT, AND IS HEREBY REQUESTED that the Mayor and Council discuss the beneficial tenants of a Vacant / Foreclosed Property Registration Ordinance, and if action is to be taken, that it be done in an upcoming called meeting before the end of Fiscal Year 2019, pursuant the City Attorney drafting legislation that works within the auspices of our codified ordinances:

The Center for Community Progress states directly the following:

The purposes of a vacant property registration ordinance (VPRO) are threefold:

- To ensure that owners of vacant properties are known to the city and other interested parties and can be reached if necessary;
- To ensure that owners of vacant properties are aware of the obligations of ownership under relevant codes and regulations; and
- To ensure that owners meet minimum standards of maintenance of vacant properties.

In addition, the fee structure established in the ordinance may serve additional purposes, including covering costs incurred by the municipality to deal with vacant properties, and under some circumstances, motivating owners to restore and reuse vacant properties.

A vacant property registration ordinance should include the following elements:

- A clear definition of which properties and which parties must register;
- The registration requirements and procedures, including the information required of the owner or lienholder;
- The fee structure;
- The obligations of the owner, with respect to maintaining the property; and
- The penalties for failing to register in timely fashion.

The highlights of the City of Atlanta, GA Ordinance (Ordinance 10-O-1457) can be found [here](#). The link directly to the ordinance can be found [here](#).

The above data from the Center for Community Progress can be found [here](#).

An example of data regarding Vacant Building Fees in the City of Chicago, Illinois can be found [here](#).

An example of the City of East Point, GA ordinance in bullet points can be found [here](#).

An example of the City of Austell, GA ordinance can be found [here](#).