

CITY OF VINELAND

ORDINANCE NO. 2017- 97

ORDINANCE AMENDING ORDINANCE 2006-106,
CHAPTER 530 OF THE CODE OF THE CITY OF
VINELAND ENTITLED PROPERTY, VACANT,
ABANDONED AND NUISANCE

WHEREAS, City Council of the City of Vineland recognizes that vacant, abandoned and/or nuisance properties in the City are a cause of the deterioration of neighborhoods, causing a devaluation of properties; requires additional municipal services including police, fire and EMS causing an increase in cost to the taxpayers of the City; and

WHEREAS, City Council also recognizes that many properties in the City are presently being foreclosed upon by lending institutions leaving no one responsible in many instances to maintain the properties, causing them to fall into disrepair and require extra efforts and manpower on City Code Enforcement to enforce the Property maintenance Code of the City and therefore causes an increase in cost to the taxpayers of the City; and

WHEREAS, City Council adopted Ordinance 2006-106 requiring the registration of certain properties in the City of Vineland deemed to be vacant, abandoned and /or nuisance properties as well as requiring properties in the foreclosure process to likewise register the same; and

WHEREAS, City Council has recently adopted an Ordinance requiring the issuance of a Continued Certificate of Title as well as a Certificate of Transfer of Title which would encourage sellers and buyers to assure that the housing stock in the City meets the minimum standards for habitability and Council wishes to amend Ordinance 2006-106 to allow for buyers of substandard properties to rehabilitate them without the need to register them.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Ordinance 2006-106, Chapter 530 of the Code of the City of Vineland entitled Property, Vacant, Abandoned and Nuisance shall be amended as follows:

Chapter 530, Section 530-1 **ABANDONED PROPERTY**, subsection A shall be deleted in its entirety and replaced as follows:

- A. The property is in need of rehabilitation in the reasonable judgment of the Public Officer and no Certificate of Transfer of Title has been issued or extended.

Chapter 530, Section 530-1 **VACANT PROPERTY** shall be amended by the addition of the following language;

Any property that has a valid, current Continued Certificate of Occupancy or an unexpired Certificate of Transfer of Title shall not be considered a vacant property.

Chapter 530-10, Section 530-10A shall be deleted in its entirety and replaced as follows:

- A. Effective September 1, 2014, the owner of any vacant property as defined herein shall, within 30 days after the building becomes vacant property or within 30 days after assuming ownership of the vacant property, whichever is later, file a registration statement for each such vacant property with the Public Officer, on forms provided by the City of Vineland for such purposes. The registration shall remain valid for one year from the date of registration. The owner shall be required to renew the registration annually as long as the building remains vacant property

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and shall pay a registration or renewal fee in the amount prescribed herein for each vacant property registered.

Chapter 530-10 shall be amended by the addition of subsection F as follows:

- F. Any property previously deemed to be vacant, abandoned and/or nuisance or in the foreclosure process shall no longer be required to register the same upon presentation by the owner and/or lienholder or their representatives of proof sufficient to determine that the property no longer meets the definition which required the registration.

Chapter 530, Section 530-12 Registration Fees shall be deleted in its entirety and replaced as follows:

530-12 Registration Fees

- A. All properties deemed to be vacant, abandoned and/or nuisance as defined herein and are required to be registered as such shall pay a registration fee. The initial registration fee for each building shall be \$500.00. The fee for the first renewal year shall be \$1,500.00. The fee for the second renewal year shall be \$3,000.00. The fee for the third and subsequent renewal year shall be \$5,000.00.
- B. All properties required to be registered as being in the foreclosure process but are not required to be registered as vacant, abandoned and/or nuisance properties as defined herein shall pay a registration fee of \$200.00 per year and a like sum each year thereafter until the property no longer has to be registered as a property in foreclosure.

BE IT FURTHER ORDAINED that the balance of Ordinance 2006-106 not amended hereby shall remain in full force and effect.

BE IT FURTHER ORDAINED that should any portion of this Ordinance be deemed unenforceable by a court of competent jurisdiction, that portion so determined to be unenforceable, shall be void and the balance hereof shall remain in full force and effect.

This Ordinance shall take effect upon adoption and publication according to law.

Passed first reading:

Passed final reading:

President of Council

ATTEST:

City Clerk