

RECORD OF ORDINANCES

BEAR GRAPHICS 800-325-8094 FORM NO. 30043

#2018-23

October 25 18

Ordinance No. _____

Passed _____, 20_____

Section 3: Deadlines:

- A). Commercial or industrial properties that are vacant as of January 1, 2020 must be registered by February 1, 2020.
- B). Commercial or industrial properties that become vacant after March 1, 2020: Within 30 days of the date of last occupancy.
- C). Renewal registration: No later than January 15th of each consecutive year of vacancy.

Section 4: Vacant property registration fees shall be discontinued if the property in question is rented or leased provided:

- A). The property rental or lease covers a minimum of 6 months of the calendar year in which it was rented or leased, or;
- B). Renovations are actively and noticeably taking place to improve the outside appearance and/or inside appearance and functionality of the primary building on the property.

Section 5: In cases where the property is under a fee schedule for vacant property registration and is rented or leased for a period of at least 6 (six) months, then once more empty for a period meeting the deadlines listed in Section 3 above, the fee schedule shall be reset to year one rates.

Section 6: Vacant Property Registration Applications will be available in the Village Utility Office and a record of fee schedules shall be tracked by the Village Fiscal Officer or Administrative Assistant.

Section 7: Obligations of Owner or Agent:

- Complete application and submit to the Fiscal Office.
- Submit copy of a certificate of general liability insurance coverage of at least the appraised value of the building.
- Pay a registration fee at the time of registration (see fee schedule below).
- Display a window sign near the main entrance indicating the name, address and phone number of the owner, the owner's authorized agent (if any) and the individual responsible for day-to-day supervision and management of the building.
- Submit a renewal application and fee by January 15 of each consecutive year of vacancy, and submit current proof of general liability insurance coverage of at least the appraised value of the building.

Section 8: Exemptions from Registration/Fees

- A.) Vacancy due to fire/extreme weather damage: Exempt for 90 days from date _____ of fire/extreme weather event.
- B.) Active building permit for rehabilitation: Exempt until expiration of longest-running, active building permit.

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C.) Occupancy: Refund of one half of current-year fee if building is successfully renovated/occupied within six months of fee payment.

D.) Owner occupied buildings: Exempt provided that are in active use as storefronts and are kept in good repair inside and out.

E.) Owner occupied buildings built as garage / storage areas: Exempt provided they do not contain store fronts, are in active use, and are maintained acceptably.

F.) Active marketing: Initial registration fee may be waived for up to a year if there is proof of active marketing beyond window signs placing the property for sale or lease.

Section 9: Fee Schedule:

Initial registration fee: \$200

Annual registration renewal fees:

1st renewal: \$400

2nd renewal: \$600

3rd renewal: \$800

4th and all subsequent renewals: \$1200

Note: Delinquent fees are subject to a 10% surcharge

Section 10: Failure to register and/ or pay fees:

Failure to comply with the above ordained Village policy will result in Vacant Property Registration fees and any applicable surcharges being applied to taxes for the property on the year following incurrence.

Section 11: This Ordinance shall take effect at the earliest time allowed by law.

1st Reading Sept 13th, 18 2nd Reading Sept 27th 3rd Reading _____

Passed this _____ day of _____, 2018.

Attest:

Approved by:

Nancy L. Cornell, Fiscal Officer

Peggy Sloan, President

Dean Hawk, Mayor

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OCTOBER 25, 2018

Ordinance No.

Passed

20

AN ORDINANCE ESTABLISHING PROCEDURE FOR AND FEE SCHEDULE FOR REGISTRATION OF VACANT COMMERCIAL AND INDUSTRIAL PROPERTY WITHIN THE VILLGE OF SABINA.

WHEREAS, Vacant commercial and industrial properties cost a community considerably due to impacts on property values, lost tax revenue, possible increases in police/fire, and potential hazards to the public and public safety first responders and;

WHEREAS, A registration program will allow the Village of Sabina to keep track of vacant commercial and industrial properties, ensure they are maintained in a safe condition, and recover a portion of their disproportionate costs to the community, and;

WHEREAS, Vacant commercial and industrial property registration requiring owners of, or persons in control of, vacant commercial and industrial properties within the Village of Sabina to register the properties and pay an annual fee, encouraging property owners to utilize their properties and maintain them to the benefit of the municipality, and;

WHEREAS, This type of ordinance is not meant to be a burden or a deterrent to owning commercial or industrial property in the municipality, but to encourage private-sector efforts to actively market, renovate, and fill vacant commercial and industrial rental properties thereby improving the value of neighborhoods, increasing jobs and services, and reducing the overall burden on the community for providing services, and;

WHEREAS, This action is deemed necessary by Council for the health, safety, and welfare of the Village of Sabina and its residents.

NOW THEREFORE, BE IT ORDAINED by the Council of the Village of Sabina, Clinton County, Ohio, by two-thirds or more of its members thereto concurring that;

Section 1: Startup:

Beginning January 1, 2020, registration must take place by the deadlines listed in Section 2 below for all commercial and industrial properties not having a lease, rental agreement, or other arrangement which results in use or renovation.

Section 2: Renewal:

Registration must be renewed each year thereafter as long as the property remains vacant for a period longer than 12 (twelve) months from the date of the original registration or 12 (twelve) months from the last lease or rental date.

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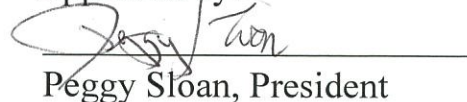
1st Reading Sept 13th, 18 2nd Reading Sept 27th, 18 3rd Reading Oct 25th,
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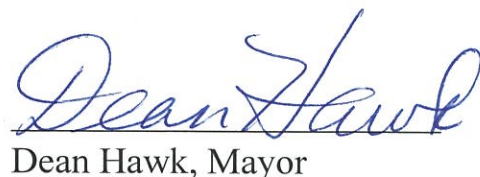
Passed this 25th day of October 2018.

Attest:


Nancy L. Cornell, Fiscal Officer

Approved by:


Peggy Sloan, President


Dean Hawk, Mayor