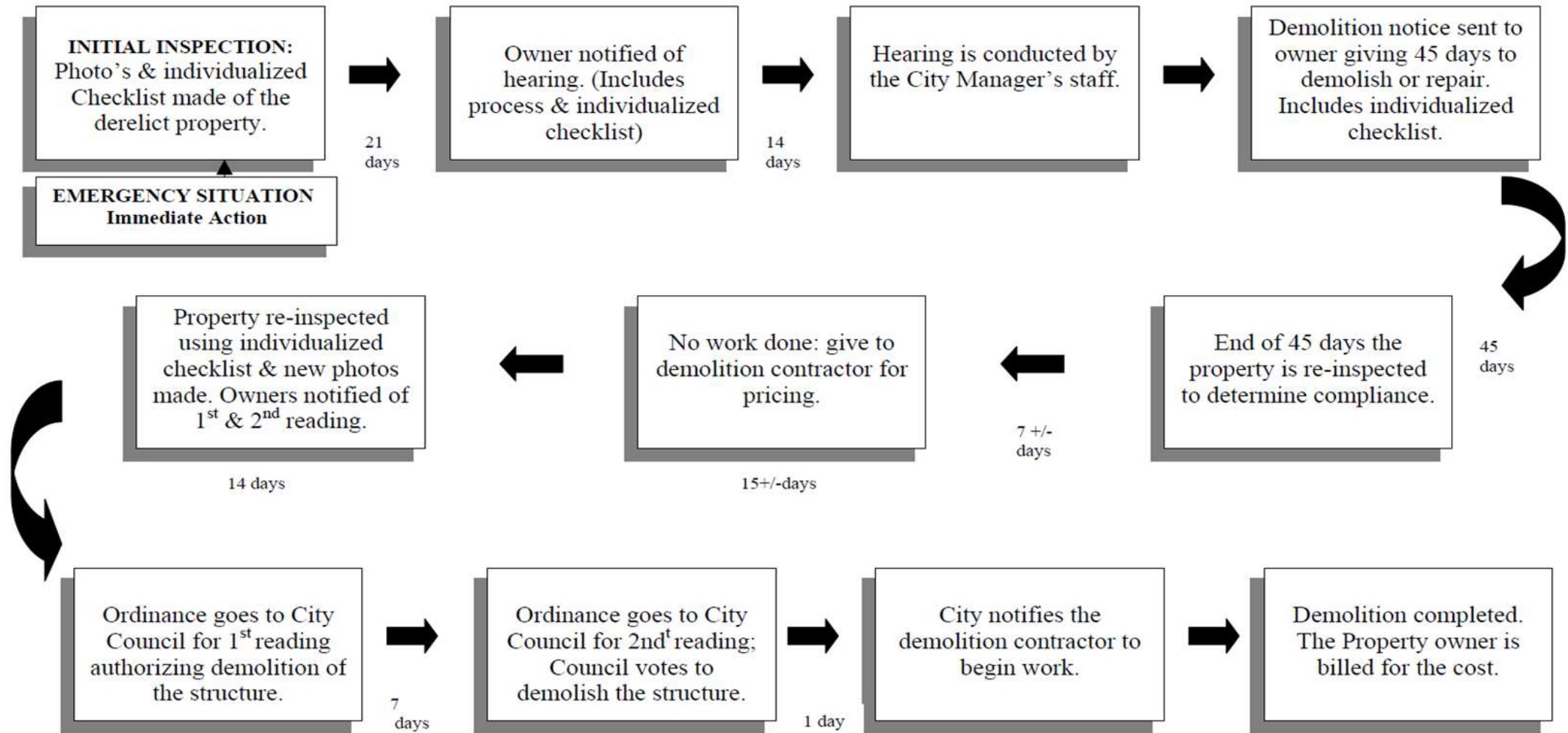




Demolition Update
December 5, 2023

Demolition Process



Demolition Process Potential Delays

- Ownership Transfer
 - If ownership is transferred during the demolition process, the process is restarted with the new owners.
- Inability to Locate Owners
 - Proper notices must be given to legal ownership of property which can delay process if no owner can be found.
- Tax Sales
 - Due to one year redemption period on properties sold at tax sales, new Owners are given time to close redemption rights prior to enforcement action.
- Funding
 - Average single family home costs over \$10,000 to demolish. Multifamily or mobile home properties can exceed \$100,000.

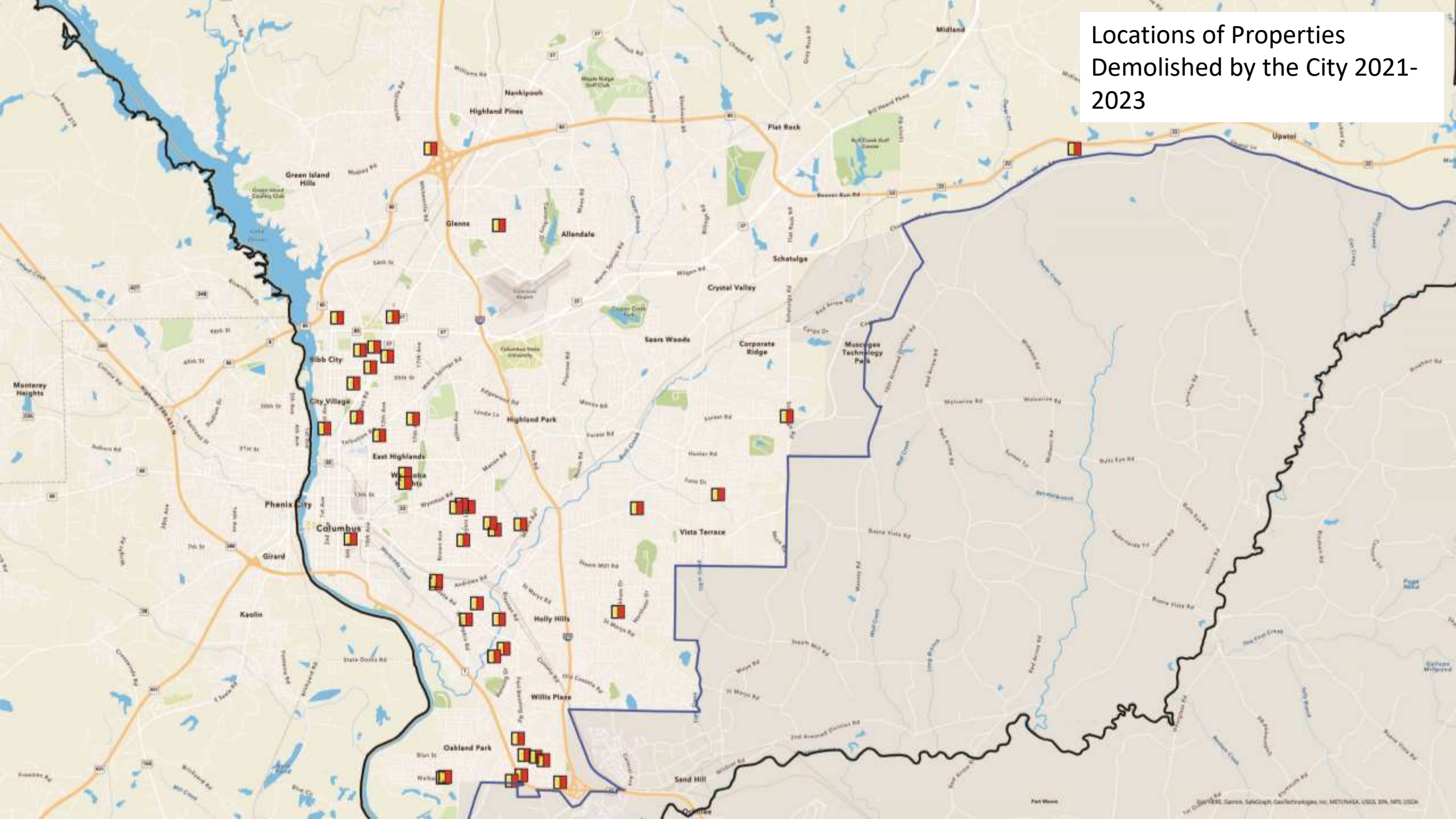
What to Do

- If you see a dilapidated structure in the community:
 - Call 311 and report the address. Inspections and Code will contact you and provide the current status of the property.
 - Visit: <https://www.columbusga.gov/InsCode/maps.htm> and view the Code Case Dashboard
- If you own a dilapidated structure:
 - Contact Inspections and Code at 706-653-4126 and Code Enforcement will work with you to resolve the issue

Current Demolition List

- Currently, 105 properties remain on the demolition list
- 66 properties placed on the list in 2023, 22 in 2022, and 17 prior to 2022.
- \$297,254.20 remains available for demolition in the FY24 budget.
- Goal is to bring 25-30 properties to Council for approval to spend remaining FY24 budget.
- Additional funding will be requested for FY25

Locations of Properties Demolished by the City 2021-2023



1209 Carmel Court

- Council approved demolition of structure on July 27, 2021.
- Prior to Council approval, owner had obtained building permits.
- After Council approval, owner began making repairs to the structure. Owner installed new roof framing, repaired wall framing, and completed 70% of necessary repairs.
- Owner continued work from August 2021 – February 2022.

1209 Carmel Court

- Code Enforcement Officer assigned to the case was moved to another position in February 2022 and the case was closed due to the amount of work completed and this change in personnel. However, case should not have been closed since repairs were not 100% complete.
- Value of repairs remaining in February 2022 were less than 50% of the value of the property so property was no longer eligible for demolition. Property has now deteriorated and is eligible for demolition again.
- Property will be brought back to Council for approval to demolish in early 2024.

1209 Carmel Court



Questions?