

**CITY OF HARTFORD
COUNTY OF VAN BUREN
STATE OF MICHIGAN**

Blight Building Property Removal Policy

Background: From time to time, the City of Hartford is faced with the need to remove blighted building(s) from property that is considered a dangerous structure in the best interest of the City. The City intends to treat each situation individually to assure the best outcome, while ensuring that each situation is handled equitably and fairly.

Policy:

Blighted building property is considered a dangerous building as defined by City ordinance 304-07, in accordance with State law, as follows:

Dangerous buildings. The existence of any structure which has one or more of the following characteristics:

- (1) The building is damaged such that the structural strength or stability is appreciably less than before damage and does not meet minimum requirements of the International Property Maintenance Code.
- (2) The building or Part of the building is likely to fall, become detached, dislodged or collapse and injure persons or damage property.
- (3) Part of the building has settled to the extent that the walls have materially less resistance to wind than new construction.
- (4) The building is manifestly unsafe for the purpose for which it is intended to be used.
- (5) The building is damaged and deteriorated and it has become an attractive nuisance for children, vagrants, or a place for committing nuisance or unlawful activity.
- (6) The building is in a condition that is unsanitary or unfit for human habitation and is in a condition that is likely to cause sickness or injure the safety, health or general welfare of people living or doing business in the structure.
- (7) Any building which is defined as a "dangerous building" under the State Construction Code or the International Property Maintenance Code.

Upon executing the requirements of ordinance 304-07, and in accordance with State law, if it is determined that the City must demolish the dangerous structure, the City will work with Van Buren County Land Bank to apply for available funding for the demolition. If the grant funding is unavailable or does not fully fund the demolition costs, the City will attempt to recover costs as follows:

1. The City will file a lien on the property.
2. If the property is foreclosed on and the lien is not satisfied, the City will consider the balance of the lien, and if the balance exceeds the projected legal costs, will file a notice of intent to claim excess proceeds.
3. The City may roll uncollected costs to the property tax bill if it is in the best interest of the City to recover unreimbursed costs.

Adopted: _____