

*Footnotes:*

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**Cross reference**— *Penalties for offenses, ch. 30, art I; building construction, ch. 61; fire prevention, ch. 92; property maintenance, ch. 127.*

Sec. 66-1. - Certain buildings considered unsafe; abatement or demolition required.

Any building or structure which is unsafe, unsanitary or not provided with adequate egress or which constitutes a fire hazard or is otherwise dangerous to human life or which, in relation to its existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment is considered to be an unsafe building. All unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the procedure set forth in this chapter.

(Ord. No. 117, 2-10-75; Code 1975, ch. 5, art. III)

Sec. 66-2. - Notice to owner; contents of notice.

Whenever the Town Council shall find any building or structure or portion thereof to be unsafe, as defined in this chapter, the Council shall, in accordance with established procedure for legal notices, give the owner, agent or person in control of such building or structure written notice stating the defects thereof. The notice shall require the owner within a stated time either to complete specified repairs or improvements or to demolish and remove the building or structure or portion thereof. If necessary, such notice shall also require the building, structure or portion thereof to be vacated forthwith and not reoccupied until the specified repairs and improvements are completed, inspected and approved by the Town Council or its duly constituted agent.

(Ord. No. 117, 2-10-75; Code 1975, ch. 5, art. III)

Sec. 66-3. - Notice to be posted on building; contents of notice; prohibited acts.

The Town Council shall cause to be posted at each entrance to any unsafe building a notice stating: "This building is unsafe, and its use or occupancy has been prohibited by the Town Council." Such notice shall remain posted until the required repairs are made or demolition is completed. It shall be unlawful for any person to remove such notice without written permission of the Town Council or for any person to enter the building except for the purpose of making the required repairs or of demolishing the same.

(Ord. No. 117, 2-10-75; Code 1975, ch. 5, art. III)

Sec. 66-4. - Appeals from decision of Town Council.

The owner, agent or person in control of an unsafe building shall have the right, except in cases of emergency, to appeal from the decision of the Town Council by asking for a rehearing of the same, and the Town Council shall, upon a valid request, specify a time and place for a rehearing, and, if the Town Council shall reaffirm its previous stand, then in that event the owner, agent or person in control of the unsafe building shall have the right to pursue his legal course of action through a court of competent jurisdiction.

(Ord. No. 117, 2-10-75; Code 1975, ch. 5, art. III)

Sec. 66-5. - Action by town upon failure of owner to act.

In case the owner, agent or person in control of an unsafe building cannot be found within the stated time limit or if such owner, agent or person in control shall fail, neglect or refuse to comply with the notice to repair or rehabilitate or to demolish and remove said building or structure or portion thereof, the Town Council, after having ascertained the cost, shall cause such building or structure or portion thereof to be demolished, secured or required to remain vacant.

(Ord. No. 117, 2-10-75; Code 1975, ch. 5, art. III)

Sec. 66-6. - Emergency cases.

The decision of the Town Council with respect to unsafe buildings shall be final in cases of emergency which, in its opinion, involve imminent danger to human life or health. The Town Council shall promptly cause such building, structure or portion thereof to be made safe or removed. For this purpose, the Town Council, or its duly constituted agent, may at once enter the structure or land on which the structure stands or on abutting land or structures, with such assistance and at such cost as it may deem necessary. The Town Council may vacate adjacent structures and protect the public by erection of an appropriate fence or such other means as may be necessary and for this purpose may close a public or private way.

(Ord. No. 117, 2-10-75; Code 1975, ch. 5, art. III)

Sec. 66-7. - Collection of costs incurred by town.

Costs incurred by the town under sections 66-5 and 66-6 shall be charged to the owner of the premises involved and shall be collected in the manner provided by law.

(Ord. No. 117, 2-10-75; Code 1975, ch. 5, art. III)