
TOWN OF LANDIS
312 South Main Street
Landis, North Carolina 28088

File No. HC-21-04

VERSUS

Ruth C Deadman Heirs
c/o Renee Deadman Hill,
Tiffany White & Joseph Robinson
108 Shady Oaks Circle
Kannapolis, North Carolina 28083

AND

Susan Johnson &
Christopher Johnson
314 Town Street
Landis, North Carolina 28088

Ordinance _____

AN ORDINANCE DIRECTING THE HOUSING INSPECTOR TO CLOSE THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED

WHEREAS, the Board of Aldermen of the Town of Landis finds that the dwelling described herein is unfit for human habitation under the Town Minimum Housing Code and that all of the procedures of the Housing Code have been complied with; and

WHEREAS, this dwelling should be repaired, altered, improved or vacated and closed as directed by the Housing Inspector and should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the owner of this dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Housing Code in accordance with NCGS 160D, Article 12, pursuant to an order issued by the Housing Inspector on **January 30, 2024** and the owner has failed to comply with the Order.

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Landis that:

Section 1. The owner of such building(s), dwelling(s) and premises is hereby ordered to vacate any occupants and/or personal property therein **on or before September 16, 2024.**

Section 2. The Housing Inspector is hereby authorized and directed to place a placard containing the legend: “This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful.” on the building located at the following location: **314 Town Street (PIN 109-131)**

Section 3. The Housing Inspector is hereby authorized and directed to proceed to close the above identified structure in accordance with his order to the owner thereof dated January 30, 2024, and in accordance with the Housing Code and NCGS 160D, Article 12;

Section 4. The cost of the materials and labor involved shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of NCGS Chapter 160A;

Section 5. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 6. This Ordinance shall become effective upon its adoption.

ADOPTED this _____ day of _____, 2024.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegal, Town Clerk