

**AN ORDINANCE AMENDING THE LEON VALLEY CODE OF ORDINANCES, CHAPTER 3 BUILDING REGULATIONS, ARTICLE 3.02 TECHNICAL AND CONSTRUCTION CODES AND STANDARDS, DIVISION 1. GENERALLY, SECTION. 3.02.001 – 3.02.018 TO ADD A NEW DIVISION 1. VACANT BUILDINGS; REPLACING APPENDIX A FEE SCHEDULE, ARTICLE A8.000 BUILDING AND CONSTRUCTION RELATED FEES, SECTION A8.015 RESIDENTIAL RENTAL AND INSPECTION FEES WITH A NEW SECTION A8.015 VACANT BUILDING REGISTRATION AND INSPECTION FEES; DEFINING TERMS; PROVIDING REQUIREMENTS AND PROCEDURES; PROVIDING DEFENSES; PROVIDING AN APPEALS PROCESS FOR THE DENIAL OR REVOCATION OF A CERTIFICATE OF REGISTRATION; PROVIDING SIGNAGE REQUIREMENTS; PROVIDING INSURANCE REQUIREMENTS; REQUIRING A VACANT BUILDING PLAN; AND REQUIRING FEES FOR REGISTRATION AND INSPECTION; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, vacant buildings in the City of Leon Valley, if left unoccupied and unmonitored, may and have fallen into various states of disrepair, becoming a haven for criminal activity, creating a fire hazard, and creating a blight on the area; and

**WHEREAS**, it is the City's intent to provide for the health, safety, and welfare of all citizens by reducing the threats posed by such unmonitored and unmaintained buildings by the creation of a vacant building registration program, and

**WHEREAS**, the creation of a vacant building registration program will also ensure that fire and police personnel have immediate access to vacant building ownership and contact information to allow them to contact owners immediately when a structure has been damaged or vandalized, reducing the threat of any further damage, and encouraging more responsiveness and action in the eventual repair of the structure.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, THAT:**

**Section 1.** That Chapter 3 Building Regulations, Article 3.02 Technical and Construction Codes, Division 1 Generally, Section 3.02.001 – 3.02.018 is here by revised as stated in Exhibit A attached hereto.

**Section 2.** That Chapter 3 Building Regulations, Article 3.02 Technical and Construction Codes, Section 3.02.019-3.02.050 are reserved for future use.

**Section 3.** That Appendix A Fee Schedule, Article A8.000 Building and Construction Related Fees, Section A8.015 Renter's Registration be repealed and replaced as follows:

"Sec. A8.015 Vacant Building Registration and Inspection Fees

- (a) Annual Registration Fee: \$125.00
- (b) Reinspection fee: \$95.00"

**Section 4.** This ordinance shall become effective on and after its passage and approval, and publication requirements as provided by law.

**Section 5.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict. All provisions, sections and sub-sections set forth in Chapter 3 Building Regulations, Article 3.02 Technical and Construction Codes not revised or amended herein shall remain in effect.

**PASSED, ADOPTED, AND APPROVED** by the City Council of the City of Leon Valley this the 7th day of February 2023.

**APPROVED**

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**CHRIS RILEY  
MAYOR**

**Attest:**

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**SAUNDRA PASSAILAIGUE, TRMC  
City Secretary**

**Approved as to Form:**

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**NICOLE WARREN  
City Attorney**