

Vacant Structure Registration and Maintenance Regulations

Chapter 5.40 Nome Code of Ordinances

5.40.020 Definitions. SHARE

- (a) “Certificate of occupancy” as defined under the State of Alaska Construction Code Act.
- (b) “Record owner” means any person who has the right to possess, convey or occupy a specific building or structure.
- (c) “**Vacant** structure” means a building or structure that is not legally or currently occupied. “**Vacant** structure” does not mean property that is temporarily unoccupied while the record owners or residents are away on vacation, personal matters, or business and is not intended by the record owner to be left **vacant** more than nine consecutive months, except for structures located in the resource development zoning district.
- (d) “Junk” means old or scrap copper, brass, iron, steel or other metals, or materials including but not limited to tires, household appliances, furniture, rope, rags, batteries, glass, rubber debris, waste, trash, construction debris, plumbing fixtures, or any discarded, dismantled, wrecked, scrapped, or mined motor vehicle or parts thereof.
- (e) “Junk motor vehicle” means a discarded, dismantled, wrecked, scrapped or mined passenger motor vehicle or parts thereof, an unregistered motor home not connected to water and/or sewer, or a passenger motor vehicle other than an on-premises utility vehicle which is allowed to remain unregistered and uninsured for a period of thirty days from the date of discovery. (Ord. O-17-09-02A § 1, 2017; Ord. O-16-04-01A § 3 (part), 2016)

5.40.040 Evidence of **vacant** structure. SHARE

Evidence of **vacant** structures may include any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the structure is **vacant**. Such conditions include, but are not limited to: overgrown and/or dead vegetation; past due utility notices and/or disconnected utilities; accumulation of trash, junk and/or debris; boarded up windows; abandoned vehicles, auto parts or materials; the absence of or continually drawn window coverings such as curtains, blinds and/or shutters; the absence of furnishings and/or personal items consistent with habitation or occupancy; written or oral statements that the structure is **vacant** based on personal observation and belief by neighbors, passersby, delivery agents or utility agents, the city manager, building inspector, department of public works or police and fire department employees. (Ord. O-16-04-01A § 3 (part), 2016)

5.40.060 Vacant structures to be registered.

Record owners of **vacant** structures are required to register all such structures within ninety days of the first day of vacancy. Structures that are **vacant** as of July 1, 2016, must register no later than October 1, 2016. (Ord. O-16-04-01A § 3 (part), 2016)

5.40.070 Registration form—Content.

Vacant structures shall be documented using a **vacant** structure registration form, as prepared by the city building inspector, containing the following information:

- (a) The name of the record owner of the structure.
- (b) A mailing address where mail may be sent that will be acknowledged as received by the record owner. If certified mail/return receipt requested is sent to the address and the mail is returned marked “refused” or “unclaimed,” or if ordinary mail sent to the address is returned for whatever reason, then such occurrence shall be prima facie proof that the record owner has failed to comply with this requirement.
- (c) If known, the name of an individual responsible for the care and control of the structure. Such individual may be the record owner, if the record owner is an individual, or may be someone other than the owner with whom he/she has contracted.
- (d) The current street address of the structure.
- (e) A current phone number, fax, and email address (if fax and email addresses are available) where communications may be sent that will be acknowledged as received by the record owner or individual responsible for the care and control of the structure. (Ord. O-16-04-01A § 3 (part), 2016)

5.40.080 Registration fee.

The registration fee shall be twenty-five dollars per structure. (Ord. O-16-04-01A § 3 (part), 2016)