

City Council Study Session

Abatement of Dilapidated Buildings
July 16, 2024



Law Regarding Dilapidated Buildings

- Norman City Code 2-201 through 2-205
- Oklahoma Statutes Title 11 Section 22-112



2-202: Role of the Code Compliance Inspector

- Subpart (f): May enter and inspect “at all reasonable times . . . To ascertain the sanitary condition, damage, or structural soundness of [a] building, structure or premises.”
- Subpart (g): Recommend that City Council “declare a nuisance or request the removal of any building . . . near any street . . . which has become dangerous or insecure or liable to collapse from inherent structural weakness or decay, or from fire damage, or for any other reason becomes a menace to life or property.”



2-204: Removal of Dilapidated Buildings

- **STEP ONE:** Code Compliance Officer Determination of “Dilapidated Building” that is “concurred in” by the Planning Director (and Fire Marshal if fire danger implicated):
 - Structure, through neglect/damage, lacking necessary repairs or otherwise in a state of decay or partial ruin such that it is a hazard to the health, safety or welfare of the general public;
 - Structure found to be an “unsecured building” per NCC 16-303(e)
 - A structure boarded and secured per NCC 16-303(e) for more than 18 consecutive months; or
 - A structure declared by the municipal governing body to constitute a public nuisance.
- **STEP TWO:** Code Compliance Officer written findings sent to City Clerk, which sets date for hearing before City Council for property owner to show cause why findings should not be adopted.
 - Notice mailed (certified mail/return receipt) to owner at address in County Treasurer records and any mortgagee, notice posted on property;
 - At least 15 days’ notice (10 days’ under state statute) from mailing/posting



2-204: Removal of Dilapidated Buildings

- **STEP THREE:** Hearing before City Council to determine whether should be removed or remain with improvements made.
 - State statute: determine whether “property is dilapidated and has become detrimental to the health, safety welfare of the general public and community, or if the property creates a fire hazard which is dangerous to the other property”
 - If found dilapidated, owner directed to remove within 30 days;
 - City Clerk immediately files Notice of Lien with County Clerk should owner not remove structure.
- **STEP FOUR:** If Owner fails to remove, City “shall commence destruction and removal”
 - Salvageable materials must be sold at public or private sale to defray City costs;
 - Statement of remainder sent to Owner, six months to pay
 - If not paid timely, certified statement of amount to County Treasurer, Notice of Lien then becomes lien on property “coequal with the lien of ad valorem taxes and all other taxes and special assessments and shall be . . . Superior to all other titles and liens against the property.”



Potential Property Considerations

- **1000 Interstate Drive:**
 - IBC “Unsafe Structure” procedures underway
 - Has been secured by order of City for 18+ months
- **1800/1900 Ann Branden Blvd:**
 - Some general health and safety code calls for property (grass, fires, hazards)
 - Previous charges/efforts to get repairs to exterior with no owner response
 - No current pending enforcement, and nothing specific to structure
 - Require observable basis to support entry and inspection for safety reasons



Questions/Discussion

