

NORTH CAROLINA GENERAL ASSEMBLY

LEGISLATIVE FISCAL NOTE

BILL NUMBER: SB 1152

SHORT TITLE: Nonresidential Abandoned Structures

SPONSOR(S): Senator Clodfelter

FISCAL IMPACT

Yes (X) No () No Estimate Available ()

FY 2000-01 FY 2001-02 FY 2002-03 FY 2003-04 FY 2004-05

REVENUES

General Fund

*** No General Fund Impact ***

Local Governments

See Assumptions and Methodology

PRINCIPAL DEPARTMENT(S) &

PROGRAM(S) AFFECTED: City governments that choose to participate.

EFFECTIVE DATE: When it becomes law.

BILL SUMMARY: The bill gives city inspectors the authority to declare a nonresidential building (located in a community development target area) unsafe if the building is both vacant or abandoned and appears to be “in such a dilapidated condition as to cause or contribute to blight, disease, vagrancy, fire or safety hazard, to be a danger to children, or to tend to attract persons intent on criminal activities or other activities which would constitute a public nuisance”. Under the bill, notice of such a designation must be affixed to the building itself and written notice must be sent to the owner at their last known address. If the owner fails to correct the situation, the bill authorizes the city to remove or demolish the structure. The cost of removal or demolition can be placed as a lien against the property. Cities are also authorized to sell any usable materials removed as a part of demolition and credit the proceeds against the lien amount. If materials are sold for more than the cost of demolition the balance is placed with the superior court clerk to be forwarded to the owner. The bill also defines a community development target area as an area that has characteristics of a development zone (G.S. 105-129.3A), a nonresidential development area (G.S. 160A-503(10)), or an area with similar characteristics designated by the city council. The legislation applies to all North Carolina municipalities.

ASSUMPTIONS AND METHODOLOGY: Because the bill applies only to local governments there is no general fund impact. Since the bill is permissive, and the value of

potentially impacted properties is unknown, Fiscal Research can not accurately estimate the impact on local government. As such, no fiscal estimate is possible.

FISCAL RESEARCH DIVISION 733-4910

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