

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2003

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HOUSE BILL 1737
Committee Substitute Favorable 6/24/04

Short Title: Winston-Salem/Reidsville Structures.

(Local)

Sponsors:

Referred to:

May 27, 2004

A BILL TO BE ENTITLED

AN ACT AUTHORIZING THE CITIES OF WINSTON-SALEM AND REIDSVILLE
TO ORDER DWELLINGS DETERMINED UNFIT FOR HUMAN HABITATION
REPAIRED OR DEMOLISHED AFTER A PERIOD OF SIX MONTHS.

The General Assembly of North Carolina enacts:

SECTION 1.(a) G.S. 160A-443(5a) reads as rewritten:

"(5a) If the governing body shall have adopted an ordinance, or the public officer shall have:

a. In a municipality located in counties which have a population in excess of 71,000 by the last federal census (including the entirety of any municipality located in more than one county at least one county of which has a population in excess of 71,000), other than municipalities with a population in excess of 190,000 by the last federal census, issued an order, ordering a dwelling to be repaired or vacated and closed, as provided in subdivision (3)a, and if the owner has vacated and closed such dwelling and kept such dwelling vacated and closed for a period of ~~one year~~ six months pursuant to the ordinance or order;

b. In a municipality with a population in excess of 190,000 by the last federal census, commenced proceedings under the substandard housing regulations regarding a dwelling to be repaired or vacated and closed, as provided in subdivision (3)a., and if the owner has vacated and closed such dwelling and kept such dwelling vacated and closed for a period of ~~one year~~ six months pursuant to the ordinance or after such proceedings have commenced,

then if the governing body shall find that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling in order to render it fit for human habitation and that the continuation of the

1 dwelling in its vacated and closed status would be inimical to the
2 health, safety, morals and welfare of the municipality in that the
3 dwelling would continue to deteriorate, would create a fire and safety
4 hazard, would be a threat to children and vagrants, would attract
5 persons intent on criminal activities, would cause or contribute to
6 blight and the deterioration of property values in the area, and would
7 render unavailable property and a dwelling which might otherwise
8 have been made available to ease the persistent shortage of decent and
9 affordable housing in this State, then in such circumstances, the
10 governing body may, after the expiration of such ~~one-year~~ six-month
11 period, enact an ordinance and serve such ordinance on the owner,
12 setting forth the following:

- 13 a. If it is determined that the repair of the dwelling to render it fit
14 for human habitation can be made at a cost not exceeding fifty
15 percent (50%) of the then current value of the dwelling, the
16 ordinance shall require that the owner either repair or demolish
17 and remove the dwelling within 90 days; or
18 b. If it is determined that the repair of the dwelling to render it fit
19 for human habitation cannot be made at a cost not exceeding
20 fifty percent (50%) of the then current value of the dwelling, the
21 ordinance shall require the owner to demolish and remove the
22 dwelling within 90 days.

23 This ordinance shall be recorded in the Office of the Register of Deeds
24 in the county wherein the property or properties are located and shall
25 be indexed in the name of the property owner in the grantor index. If
26 the owner fails to comply with this ordinance, the public officer shall
27 effectuate the purpose of the ordinance.

28 ~~This subdivision only applies to municipalities located in counties
29 which have a population in excess of 71,000 by the last federal census
30 (including the entirety of any municipality located in more than one
31 county at least one county of which has a population in excess of
32 71,000)."~~

33 **SECTION 1.(b)** This section applies to the City of Winston-Salem only.

34 **SECTION 2.(a)** G.S. 160A-443(5b) reads as rewritten:

35 "(5b) If the governing body shall have adopted an ordinance, or the public
36 officer shall have:

- 37 a. In a municipality other than municipalities with a population in
38 excess of 190,000 by the last federal census, issued an order,
39 ordering a dwelling to be repaired or vacated and closed, as
40 provided in subdivision (3)a, and if the owner has vacated and
41 closed such dwelling and kept such dwelling vacated and closed
42 for a period of ~~one-year~~ six months pursuant to the ordinance or
43 order;

b. In a municipality with a population in excess of 190,000 by the last federal census, commenced proceedings under the substandard housing regulations regarding a dwelling to be repaired or vacated and closed, as provided in subdivision (3)a., and if the owner has vacated and closed such dwelling and kept such dwelling vacated and closed for a period of ~~one year~~ six months pursuant to the ordinance or after such proceedings have commenced,

then if the governing body shall find that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling in order to render it fit for human habitation and that the continuation of the dwelling in its vacated and closed status would be inimical to the health, safety, morals and welfare of the municipality in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State, then in such circumstances, the governing body may, after the expiration of such ~~one year~~ six-month period, enact an ordinance and serve such ordinance on the owner, setting forth the following:

- a. If it is determined that the repair of the dwelling to render it fit for human habitation can be made at a cost not exceeding fifty percent (50%) of the then current value of the dwelling, the ordinance shall require that the owner either repair or demolish and remove the dwelling within 90 days; or
- b. If it is determined that the repair of the dwelling to render it fit for human habitation cannot be made at a cost not exceeding fifty percent (50%) of the then current value of the dwelling, the ordinance shall require the owner to demolish and remove the dwelling within 90 days.

This ordinance shall be recorded in the Office of the Register of Deeds in the county wherein the property or properties are located and shall be indexed in the name of the property owner in the grantor index. If the owner fails to comply with this ordinance, the public officer shall effectuate the purpose of the ordinance.

This subdivision applies to the Cities of Eden, Greenville, Lumberton, Roanoke Rapids, and Whiteville, to the municipalities in Lee County, and the Towns of Bethel, Farmville, Newport, and Waynesville only."

SECTION 2.(b) This section applies to the City of Reidsville only.

SECTION 3. This act is effective when it becomes law.