

1 notice shall be sent by mail to the property owner at the address
2 shown by the current year's tax rolls in the office of the county
3 treasurer. Written notice shall also be mailed to any mortgage
4 holder as shown by the records in the office of the county clerk to
5 the last-known address of the mortgagee. At the time of mailing of
6 notice to any property owner or mortgage holder, the municipality
7 shall obtain a receipt of mailing from the postal service, which
8 receipt shall indicate the date of mailing and the name and address
9 of the mailee. However, if neither the property owner nor mortgage
10 holder can be located, notice may be given by posting a copy of the
11 notice on the property, or by publication as defined in Section 1-
12 102 of this title. The notice may be published once not less than
13 ten (10) days prior to any hearing or action by the municipality
14 pursuant to the provisions of this section;

15 2. A hearing shall be held by the governing body to determine
16 if the property is dilapidated and has become detrimental to the
17 health, safety, or welfare of the general public and the community,
18 or if the property creates a fire hazard which is dangerous to other
19 property;

20 3. Pursuant to a finding that the condition of the property
21 constitutes a detriment or a hazard and that the property would be
22 benefited by the removal of such conditions, the governing body may
23 cause the dilapidated building to be torn down and removed. The
24 governing body shall fix reasonable dates for the commencement and

1 completion of the work. The municipal clerk shall immediately file
2 a notice of dilapidation and lien with the county clerk describing
3 the property, the findings of the municipality at the hearing, and
4 stating that the municipality claims a lien on the property for the
5 destruction and removal costs and that such costs are the personal
6 obligation of the property owner from and after the date of filing
7 of the notice. The agents of the municipality are granted the right
8 of entry on the property for the performance of the necessary duties
9 as a governmental function of the municipality if the work is not
10 performed by the property owner within dates fixed by the governing
11 body. Any action to challenge the order of the municipal governing
12 body shall be filed within thirty (30) business days from the date
13 of the order;

14 4. The governing body shall determine the actual cost of the
15 dismantling and removal of dilapidated buildings and any other
16 expenses that may be necessary in conjunction with the dismantling
17 and removal of the buildings, including the cost of notice and
18 mailing. The municipal clerk shall forward a statement of the
19 actual cost attributable to the dismantling and removal of the
20 buildings and a demand for payment of such costs, by mail to the
21 property owner. In addition, a copy of the statement shall be
22 mailed to any mortgage holder at the address provided for in
23 paragraph 1 of this subsection. At the time of mailing of the
24 statement of costs to any property owner or mortgage holder, the

1 municipality shall obtain a receipt of mailing from the postal
2 service, which receipt shall indicate the date of mailing and the
3 name and address of the mailee. If a municipality dismantles or
4 removes any dilapidated buildings, the cost to the property owner
5 shall not exceed the actual cost of the labor, maintenance, and
6 equipment required for the dismantling and removal of the
7 dilapidated buildings. If dismantling and removal of the
8 dilapidated buildings is done on a private contract basis, the
9 contract shall be awarded to the lowest and best bidder; and

10 5. When payment is made to the municipality for costs incurred,
11 the municipal clerk shall file a release of lien, but if payment
12 attributable to the actual cost of the dismantling and removal of
13 the buildings is not made within six (6) months from the date of the
14 mailing of the statement to the owner of such property, the
15 municipal clerk shall forward a certified statement of the amount of
16 the cost to the county treasurer of the county in which the property
17 is located. Once certified to the county treasurer, payment may
18 only be made to the county treasurer except as otherwise provided
19 for in this section. The costs shall be levied on the property and
20 collected by the county treasurer as are other taxes authorized by
21 law. Until finally paid, the costs and the interest thereon shall
22 be the personal obligation of the property owner from and after the
23 date of the notice of dilapidation and lien is filed with the county
24 clerk. In addition the cost and the interest thereon shall be a

1 lien against the property from the date the notice of the lien is
2 filed with the county clerk. The lien shall be coequal with the
3 lien of ad valorem taxes and all other taxes and special assessments
4 and shall be prior and superior to all other titles and liens
5 against the property. The lien shall continue until the cost is
6 fully paid. At the time of collection, the county treasurer shall
7 collect a fee of Five Dollars (\$5.00) for each parcel of property.
8 The fee shall be deposited to the credit of the general fund of the
9 county. If the county treasurer and the municipality agree that the
10 county treasurer is unable to collect the assessment, the
11 municipality may pursue a civil remedy for collection of the amount
12 owing and interest thereon including an action in personam against
13 the property owner and an action in rem to foreclose its lien
14 against the property. A mineral interest, if severed from the
15 surface interest and not owned by the surface owner, shall not be
16 subject to any tax or judgment lien created pursuant to this
17 section. Upon receiving payment, the municipal clerk shall forward
18 to the county treasurer a notice of such payment and shall direct
19 discharge of the lien.

20 B. The municipality may designate, by ordinance, an
21 administrative officer or administrative body to carry out the
22 duties of the governing body specified in this section. The
23 property owner shall have the right of appeal to the municipal
24 governing body from any order of the administrative officer or

1 administrative body. Such appeal shall be taken by filing written
2 notice of appeal with the municipal clerk within ten (10) days after
3 the administrative order is rendered.

4 C. For the purposes of this section:

5 1. "Dilapidated building" means:

- 6 a. a structure which through neglect or injury lacks
7 necessary repairs or otherwise is in a state of decay
8 or partial ruin to such an extent that the structure
9 is a hazard to the health, safety, or welfare of the
10 general public,
- 11 b. a structure which is unfit for human occupancy due to
12 the lack of necessary repairs and is considered
13 uninhabitable or is a hazard to the health, safety,
14 and welfare of the general public,
- 15 c. a structure which is determined by the municipal
16 governing body or administrative officer of the
17 municipal governing body to be an unsecured building,
18 as defined by Section 22-112.1 of this title, more
19 than three times within any twelve-month period,
- 20 d. a structure which has been boarded and secured, as
21 defined by Section 22-112.1 of this title, for more
22 than ~~eighteen (18)~~ six (6) consecutive months, or
- 23 e. a structure declared by the municipal governing body
24 to constitute a public nuisance; and

1 2. "Owner" means the owner of record as shown by the most
2 current tax rolls of the county treasurer.

3 D. Nothing in the provisions of this section shall prevent the
4 municipality from abating a dilapidated building as a nuisance or
5 otherwise exercising its police power to protect the health, safety,
6 or welfare of the general public.

7 E. The officers, employees or agents of the municipality shall
8 not be liable for any damages or loss of property due to the removal
9 of dilapidated buildings performed pursuant to the provisions of
10 this section or as otherwise prescribed by law.

11 F. The provisions of this section shall not apply to any
12 property zoned and used for agricultural purposes.

13 SECTION 2. This act shall become effective November 1, 2021.

14
15 COMMITTEE REPORT BY: COMMITTEE ON JUDICIARY - CIVIL, dated
16 02/10/2021 - DO PASS, As Coauthored.

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