



Vacant Building Registration

204 South Bloomington Street, Streator, Illinois 61364
 Phone: (815)-672-2517 Fax: (815) 672-7566
pcs@ci.streator.il.us

VACANT BUILDING INFORMATION	
ADDRESS	PIN# ____-____-____-____
OWNER INFORMATION	
OWNER'S NAME	PHONE:
ADDRESS:	
LEGAL INFORMATION (If applicable)	REQUIRED
ATTORNEY'S NAME:	PROOF OF LIABILITY INSURANCE
PHONE #.	
ADDRESS:	
OWNER CONSENT INFORMATION	
1. This person will be responsible for accepting any notices on behalf of the owner regarding the services and procedures of the Vacant Building and Registry Regulations Ordinance 2010/11-11. 2. This person must be at least 21 years of age and reside in LaSalle County.	
NAME	PHONE
ADDRESS (PO Box Not Acceptable)	

I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. I also consent to the service of notices for the City of Streator by posting on the building.

Applicant Signature: _____ *Date:* _____

Building Official: _____ *Date:* _____

REQUIRED FEE	
(The required fee must be paid in full at the time of the Submittal)	
NON-REFUNDABLE FEE: \$200.00	PAYMENT TYPE: _____ CHECK _____ CASH

- Please reference the attached Ordinance 2014/15-25 for additional registration submittal requirements and restrictions.
- The vacant building registration must be renewed each year, and pay the required two hundred dollar (\$200.00) annual fee.
- An amended registration must be filed within fifteen (15) days of any change in information contained in the annual registration. A new registration is required for any change in ownership.

ON A SEPARATE PIECE OF PAPER YOU **MUST** PROVIDE A PLAN OF ACTION FOR THE MAINTENANCE OF THE PROPERTY WHILE IT IS VACANT AND ATTACH IT TO THIS APPLICATION.

PLEASE RETURN COMPLETED APPLICATIONS TO CITY HALL AT THE ABOVE ADDRESS

15.24.030: VACANT BUILDING AND PROPERTY REGULATIONS:

A. Declaration of Policy: The purpose of this section 15.24.030 is to protect the public health, safety, and welfare by enactment of this section which:

1. Establishes a program for identification, registration, and regulation of buildings which are or become vacant on and after the effective date of this section 15.24.030.
2. Determines the responsibilities of owners of vacant buildings.
3. Provides for administration, enforcement, including abatement of public nuisances, and imposition of penalties.

This section 15.24.030 shall be construed liberally to effect its purposes.

B. Other Ordinances: This section 15.24.030 shall not be construed to prevent the enforcement of other applicable ordinances, codes, legislation, and regulations which prescribe standards other than are provided herein, and in the event of conflict, the most restrictive shall apply.

C. Definitions: Unless otherwise expressly stated or clearly indicated by the context, the following terms shall, for the purpose of this section 15.24.030, have the meanings indicated in this section:

BOARDED BUILDING: A building which has had, in a manner intended to be temporary or permanent, any or all openings, which openings are windows or doors which were present for the purpose of light, ventilation or egress, some material whether opaque, solid or transparent, affixed to such openings, from the interior or exterior of the building, for the purpose of securing or preventing access or damage to the building or its components.

BUILDING: Any structure occupied or intended for supporting or sheltering any occupancy. **CODE ENFORCEMENT OFFICIAL:** The Code Enforcement Official or his or her designee.

DANGEROUS BUILDING: A building defined as a "dangerous building" in the City building code, as it may be amended. Such buildings are public nuisances.

DAYS: Sequential calendar days.

OWNER: Any person, agent, operator, firm, or corporation having a legal or equitable interest in the property, or recorded or shown in the records, including, but not limited to real estate taxes, of the state, county, or municipality, as holding title to the property upon which a Boarded Building or a Vacant Building is located; including the representative of the estate of any such person.

PERSON: Includes a corporation, a partnership, or other entity as well as an individual. **PREMISES:** A lot, plot, or parcel of land including any structure thereon. **PUBLIC NUISANCE:** Includes the following:

1. The physical condition, or uses of any building regarded as a public nuisance at common law, under the Illinois Compiled Statutes, or under this code; or

2. Any physical condition, use of occupancy or any building or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations, and unsafe fences or structures; or
3. Any building which has unsanitary sewerage or plumbing facilities; or
4. Any building designated by the Code Enforcement Official as unsafe for human habitation or use; or
5. Any building which is manifestly capable of being a fire hazard, or manifestly unsafe or insecure as to endanger life, limb or property; or
6. Any building which is unsanitary, or any Premises or building which is littered with rubbish or garbage, or any Premises which has an uncontrolled growth of weeds; or
7. Any building that is in a state of dilapidation, deterioration, decay or faulty construction, or is open or vacant; the doors, windows, or other openings of which are boarded up or secured by any means other than conventional methods used in the design of the building or permitted for new construction of similar type, or is damaged by fire to the extent as not to provide shelter, or is in danger of collapse or failure and is dangerous to anyone on or near the premises; or
8. Any building defined as a "dangerous building" by section 15.24.030 of this code, as it may be amended.

UNOCCUPIED BUILDING: A Building or portion thereof which lacks the continuous presence of human beings who have a legal right to be on the Premises, including buildings ordered vacated by the Code Enforcement Official pursuant to authority granted to him by this code.

In determining whether a Building is "unoccupied", the Code Enforcement Official may consider these factors, among others:

1. Whether all lawful residential or business activity at the Building has ceased.
2. The percentage of the overall square footage of occupied to unoccupied space or the overall number of occupied and unoccupied units.
3. Whether the Building is substantially devoid of contents. The condition and value of fixtures or personal property in the building are relevant to this determination.
4. Whether the Building lacks utility services, i.e., water, sewer, electric or natural gas.
5. Whether the Building is the subject of a foreclosure action.
6. Whether the Building is being marketed.
7. The presence or recurrence of uncorrected code violations.

VACANT BUILDING: A Building or portion of a Building which is an Unoccupied Building

and is:

1. Unsecured; or
2. Secured by boarding or other similar means; or
3. A Dangerous Building; or
4. Condemned by the Code Enforcement Official pursuant to applicable provisions of this code; or
5. Has multiple code violations; or
6. Has been, or the Premises upon which it is located has been, the site of unlawful activity within the previous six (6) months; or
7. Condemned by the Code Enforcement Official and unlawfully occupied; or
8. Unoccupied for over one hundred eighty (180) days during which time the Code Enforcement Official has issued an order to correct public nuisance conditions and the order has not been implemented for at least 60 days; or
9. Unoccupied for over two (2) years.
10. An "abandoned residential property," as defined in 65 ILCS 5/11-20-15.1 as dwelling unit that has been unoccupied by any lawful occupant or occupants for at least 90 days, and for which, after such 90 day period, the City has made good faith efforts to contact the legal owner or owners of the property or, if known, the agent of the owner, and no contact has been made.

But not including:

Unoccupied buildings for which a permit has been issued by the City for construction, renovation, or rehabilitation and which are in compliance with all applicable ordinances, codes, legislation, and regulations, and for which construction, renovation or rehabilitation is proceeding diligently to completion.

D. Determination: Within sixty (60) days after the effective date of this section, the Code Enforcement Official shall evaluate all buildings in the City he believes to be unoccupied on the effective date of this section and make a determination for each as to whether the Building is a Vacant Building. The Code Enforcement Official may determine that a Vacant Building is not to be regulated under this section for a stated period, if, upon consideration of reliable evidence, he or she determines that regulation of the Building under this section would not serve the public health, welfare, and safety and makes written findings in support of his decision. For a Building the Code Enforcement Official determines to be a Vacant Building, notice of the determination will be sent to the Owner by personal service or by first class United States mail. Failure of delivery shall not excuse a person from complying with this section. Any person making such service shall execute an affidavit attesting to the facts of service. The Code Enforcement Official shall maintain a record of such mailing for each notice of determination sent.

The Notice of Determination shall specify a date and time on which the Owner shall allow a code compliance inspection of the interior of the building to determine the extent of compliance with City property, building, health, fire, water and sewer codes. The owner shall pay a five hundred dollar (\$500.00) inspection fee to the City within thirty (30) days of the inspection. An unpaid fee

shall be a lien upon the premises, enforceable pursuant to subsection 1.3.

The notice shall contain a statement of the obligations of the Owner, a copy of the registration form the Owner is required to file pursuant to section 15.24.030F of this code, and a notice of the Owner's right to appeal the Code Enforcement Official's determination.

E. **Appeal of Determination:** An Owner of a Building determined by the Code Enforcement Official to be a Vacant Building may appeal that determination to the City Manager. Such appeal shall be in writing and shall be filed with the City Manager within fifteen (15) days of the date of mailing of the Notice of Determination. The filing of an appeal stays the Owner's obligation to register his building as required by section 15.24.030F of this code. The appeal shall contain a complete statement of the reasons the Owner disputes the Code Enforcement Official's determination, shall set forth specific facts in support thereof, and shall include all evidence the Owner relies upon to support the appeal. The City Manager shall decide the appeal on the basis of facts presented by the Owner in his or her written appeal and the Code Enforcement Official's written determination.

1. The burden is upon the Owner to present sufficient evidence to persuade the City Manager that had the evidence been known to the Code Enforcement Official at the time the Code Enforcement Official made the determination, the Code Enforcement Official would more likely than not have determined that the subject building was not a Vacant Building.
2. The City Manager shall send written notice of his decision to the Owner within ten (10) days of his or her receipt of the appeal. The City Manager may, but is not required to, seek additional information from the Owner. The City Manager may, upon written notice thereof to the Owner, take no more than ten (10) additional days, to decide the appeal if he or she determines that such additional time is required for consideration of the appeal.
3. An Owner who wishes to challenge applicability of this section to his/her Building without the Code Enforcement Official's determination having been made, shall set forth specific facts to support non applicability in a writing to the Code Enforcement Official. In the event the Code Enforcement Official determines that the subject building is a Vacant Building, the owner shall have the right to appeal the Code Enforcement Official's determination to the City Manager as provided for herein.

F. **Obligation To Register:** The Owner of a Building who knows, or should know, that his or her Building is or has become a Vacant Building after the effective date of this section or the Owner of a Building, which the Code Enforcement Official determines at any time to be a Vacant Building, or the Owner of a Building whose appeal from the Code Enforcement Official's determination has been denied by the City Manager shall take the actions provided for below within fifteen (15) days after either the date of the Code Enforcement Official's Notice of Determination or occurrence of the facts which would cause a reasonable person to believe that the building is a Vacant Building, or denial of the appeal, whichever is applicable.

1. **Registration Requirements:**
 - a. Register the building with the Code Enforcement Official, on a form provided by the Code Enforcement Official and pay a two hundred dollar (\$200.00) annual non prorated Vacant Building registration fee. The form shall include, as a minimum, the name, street address, and telephone number of the Owner; the case name and number of any litigation pending concerning or affecting the Building, including bankruptcy cases, and the name, street address, and telephone number of all persons with any legal interest in the Building or the Premises. The form shall require the Owner to identify a natural person twenty one (21) years of age or older who maintains a permanent address in LaSalle or Livingston County, Illinois, to accept service on behalf of the Owner with respect to any notice the Code Enforcement Official sends pursuant to this section or service of process in any proceeding commenced to enforce any provision of this section, and file with the Code Enforcement Official on the registration form, the name, address and telephone number of said person. A street address is required. A post office box is not an acceptable address.

- b. Renew the Vacant Building registration each year on the anniversary date of the first filing for the time the Building remains vacant and pay the required two hundred dollar (\$200.00) annual fee.
 - c. Require the Owner to indicate his or her "acceptance of notice by posting" consenting to service of notices sent or required to be sent, pursuant to this section, by posting on the Building if the Owner fails to renew the registration.
 - d. File an amended registration within fifteen (15) days of any change in the information contained in the annual registration. A new registration is required for any change in ownership whatsoever.
 - e. Registration does not exonerate the owner from compliance with all applicable codes and ordinances, including this section, nor does it preclude any of the actions the City is authorized to take pursuant to this section or elsewhere in this code.
2. Inspection: Allow a code compliance inspection of the interior of the Vacant Building and shall pay the five hundred dollar (\$500.00) fee therefore within thirty (30) days of the inspection. Such inspection will determine the extent of compliance with City property, building, health, fire, water and sewer codes. The City shall send the inspection report to the Owner within thirty (30) days.
 3. Insurance: Obtain liability insurance and maintain such insurance for as long as the Building is vacant, and file evidence of such insurance with the Code Enforcement Official, as follows: five hundred thousand dollars (\$500,000.00) for a vacant residential building of one to three (3) units; seven hundred fifty thousand dollars (\$750,000.00) for a vacant residential building of four (4) to eleven (11) units; one million dollars (\$1,000,000.00) for a vacant residential building of twelve (12) to forty eight (48) units; two million dollars (\$2,000,000.00) for a vacant residential building of more than forty eight (48) units; and two million dollars (\$2,000,000.00) for a vacant manufacturing, industrial, storage, or nonresidential! Commercial building.
 4. Vacant Building Plan: Submit a Vacant Building Plan. The Code Enforcement Official may prescribe a form for the plan. If the owner fails to submit the plan as provided for by this section 15.24.030, the Code Enforcement Official may determine the plan. The plan shall contain the following as a minimum:
 - a. A plan of action to repair any doors, windows, or other openings which are boarded up or otherwise secured by any means other than conventional methods used in the design of the Building or permitted for new construction of a similar type building. The proposed repair shall result in openings being secured by conventional methods used in the design of the building or by methods permitted for new construction of a similar type building with board removed. Boarding shall be accomplished with materials and methods described by the Code Enforcement Official and available from the Code Enforcement Official. The Owner shall maintain the Building in an enclosed and secure state until the Building is reoccupied or made available for immediate occupancy. If the Owner demonstrates that securing the Building will provide adequate protection to the public, the Code Enforcement Official may waive the requirement of an enclosure.
 - b. For buildings and premises thereof which are determined by the Code Enforcement Official as being or containing a Public Nuisance, the vacant building plan shall contain a plan of action to remedy each Public Nuisance.
 - c. A time schedule identifying a date of commencement of repair and date of completion of repair for each improperly secured opening and each Public Nuisance identified by the Code Enforcement Official.
 - d. When the Owner proposes to demolish a Vacant Building, the Owner shall submit a plan and time schedule for such demolition.
 - e. A plan of action to maintain the building and premises thereof in conformance with this section.
 - f. A plan of action, with a time schedule, identifying the date the Building will be habitable and occupied or offered for occupancy or sale. The time schedule shall include date(s) of commencement

and completion of all actions required to achieve habitability. No plan which fails to comply with this section or, which will not, as determined by the Code Enforcement Official, achieve compliance within six (6) months, will be approved.

- g. All premises upon which an Unoccupied or Vacant Building is located shall at all times be maintained in compliance with this code.
- h. Exterior lighting according to standards established by the Code Enforcement Official and available from the Code Enforcement Official.

Security Guard Service: On written notice of the Code Enforcement Official, provide bonded, licensed, and insured security guard service at the Building between the hours of three o'clock (3:00) P.M. and eight o'clock (8:00) A.M. Such service to remain in place until the Code Enforcement Official gives written notice that the service is no longer required. Such service shall be required when the Code Enforcement Official makes a written determination that the Vacant Building constitutes a fire hazard, is otherwise dangerous to human life or the public welfare, involves illegal use, occupancy, or maintenance, or when boarding and securing the building are insufficient to prevent the actual or threatened harm.

6. Signage: Affix to any Building which is boarded, no smaller than two feet by two feet (2' x 2') and compliant with the City's sign regulations, a sign providing the following information: The name, address, and telephone number of the Owner, and, for buildings which are the subject of a foreclosure action, the name, address, and telephone number of the plaintiff and the plaintiff's attorney, if any, in the foreclosure action. The sign must be placed so that its message is legible from the public way.

G. Approval of Plan.

1. **Review Building Plan:** The Code Enforcement Official shall review the proposed Vacant Building Plan in accordance with the standards below. The Code Enforcement Official shall send notice to the Owner of the Vacant Building of his determination.
2. **Standards For Plan Approval:** In considering the appropriateness of a Vacant Building Plan, the Code Enforcement Official shall include the following in his or her consideration and shall make written findings as to each:
 - a. The purposes of this section and intent of the City to minimize the time a Building is boarded or otherwise vacant.
 - b. The effect of the Building and the proposed plan on adjoining property.
 - c. The length of time the Building has been vacant.
 - d. The presence of any public nuisance on the Premises.
 - e. The likelihood that the plan or portion(s) thereof will prevent or ameliorate the condition it is designed to address.
3. **Authority To Modify Plan.** The Code Enforcement Official shall, upon notice to the Vacant Building Owner, have the right to modify the Vacant Building Plan by modifying the dates of performance or the proposed methods of action, or by imposing additional requirements consistent with this section he or she deems necessary to protect the public health, safety, or welfare.
4. **Appeal.** An Owner may appeal any modification of a Vacant Building Plan instituted by the Code Enforcement Official to the City Manager. Such appeal shall be in writing and shall be filed with the City Manager within fifteen (15) days of the date of mailing of the notice modifying the Vacant Building Plan. The filing of an appeal stays the Owner's obligation to commence implementation of the Vacant Building Plan. The appeal shall contain a complete statement of the reasons the Owner disputes the Code Enforcement Official's modification, shall set forth specific facts in support thereof, and shall include all evidence the Owner relies upon to support the appeal. The City Manager shall decide the appeal on the basis of facts presented by the owner in his or her written appeal and the Code Enforcement Official's written determination.

- a. The burden is upon the Owner to present sufficient evidence to persuade the City Manager that the modification is not required by the Code or is arbitrary.
 - b. The City Manager shall send written notice of his decision to the Owner within ten (10) days of his or her receipt of the appeal. The City Manager may, but is not required to, seek additional information from the Owner. The City Manager may, upon written notice thereof to the Owner, take no more than ten (10) additional days, to decide the appeal if he or she determines that such additional time is required for consideration of the appeal.
5. Failure To Comply With Vacant Building Plan. Failure to have an approved Vacant Building Plan within thirty (30) days of filing the registration form or failure to comply with the approved Vacant Building Plan shall constitute a violation of this section subjecting the Owner of the Building to penalties as provided in this section and to any remedies the City may avail itself of as provided for herein and elsewhere in this code, including, but limited to, an action to compel correction of property maintenance violations.

H. Other Enforcement: The registration of a Vacant Building shall not preclude action by the City to demolish or to take other action against the Building or the Owner pursuant to other provisions of this section, this code, or other applicable legislation, including the actions authorized by Subsection I.

I. Property Maintenance:

1. Nuisance Abatement. The City is authorized to perform or provide for property maintenance activities to abate a nuisance caused by a vacant building, including the following:
 - a. Cutting and removal of neglected weeds, grass, trees, and bushes as authorized by Chapter 8.28 of this code and 65 ILCS 5/11-20-7;
 - b. Pest control activities, as authorized by 65 ILCS 5/11-20-8;
 - c. Removal of infected trees as authorized by 65 ILCS 5/11-20-12;
 - d. Removal of garbage, debris, and graffiti as authorized by Chapter 8.20 of this code and 65 ILCS 5/11-20-13, and
 - e. Removal, securing, and enclosing abandoned residential properties, as authorized by 65 ILCS 5/11-31-1.01.
2. Charges for Property Maintenance Activities. The City shall have the authority to collect from the Owner the costs incurred in performing the property maintenance activities to abate the nuisances described in this subsection. The City shall send a bill for the cost to the Owner, his agent, legal representative, or occupant in legal possession or control of the premises.
3. Traditional Lien Procedure. If a bill sent pursuant to paragraph 2 is not paid in full within 30 days of the date of the bill, the City shall have the authority to file and record a lien against the property, pursuant to Section 11-20-15 of the Illinois Municipal Code, 65 ILCS 5/11-20-15. If, for any one property, the City engaged in any nuisance abatement activity described in paragraph 1 on more than one occasion during the course of one year, the City may combine any or all of the costs of those activities into a single notice of lien. The lien must be filed in accordance with the lien procedure established by the specific Code provision of which the property is alleged to be in violation or, if no such procedure exists, then the following procedure shall apply
 - a. Notice of Lien. The City or the person performing the service by authority of the City, in its, his or her own name, may file a notice of lien in the office of the recorder of deeds in the County in which the real estate is located. The notice of lien shall be filed within one year after the cost and expense is incurred.

The notice of lien shall consist of a sworn statement setting forth:

- (1) A description of the real estate that sufficiently describes the parcel;
- (2) The amount of the cost and expense incurred or payable for the property maintenance activities; and
- (3) The date or dates when such cost and expense was incurred by the City or someone working on behalf of the City.

The notice of lien shall also be sent by certified mail to the Owner and, if different, to the person who received the real estate tax bill for the preceding year.

- b. Release of Lien. Upon payment of the cost after the notice of lien has been filed as provided herein, the lien shall be released by the City or person in whose name the lien has been filed, and the release shall be recorded in the same manner as recording the notice of lien.
- c. Foreclosure of Lien. Subsequent to the filing of the above-described lien, the City may cause to be filed a complaint for foreclosure of such lien, or upon becoming a defendant in a pending lawsuit affecting the premises or real estate, by answer to the complaint or in the nature of an intervening petition or cross-complaint the City may proceed in its corporate name to foreclose such lien. An action to foreclose a lien under this Section must be commenced within two years after the date of filing the notice of lien. The property subject to a lien arising under this article shall be sold for nonpayment of the same, and the proceeds of such sale shall be applied to the amount owing the City.

4. Priority Lien Procedure. The priority lien procedure described in this Paragraph 4 shall apply only to costs incurred for activities performed on abandoned residential properties, as defined in subsection 15.24.030C and is an alternative to the traditional lien authorized by paragraph 3. If a bill sent pursuant to paragraph 2 is not paid in full within 60 days of the date of the bill, the City shall have the authority to file and record a priority lien against the subject property, pursuant to Section 11-20-15.1 of the Illinois Municipal Code, 65 ILCS 5/11-20-15.1, in the following manner:

- a. Notice of Lien. The City or the person performing the service by authority of the City in its, his or her own name, may file a notice of a priority lien in the office of the recorder of deeds in the County in which the real estate is located. The notice of lien shall be filed within one year after the cost and expense is incurred. If, for any one property, the City engaged in any property maintenance activity described in paragraph 2

on more than one occasion during the course of one year, then the City may combine any or all of the costs of those activities into a single notice of lien.

The notice of lien shall consist of a sworn statement setting forth:

- (1) A description of the abandoned residential property that sufficiently describes the parcel;
- (2) The amount of the cost incurred or payable for the property maintenance activities; and
- (3) The date or dates when such cost was incurred by the City or someone working on behalf of the City; and
- (4) A statement that the lien has been filed pursuant to one or more of the property maintenance activities described in Paragraph 1 and authorized by 65ILCS 5/11-20-7D, 65ILCS 5/11-20-8D, 65 ILCS 5/11-20-12D, 65 ILCS 5/11-20-13E, 65 ILCS 5/11-31-1.01, as applicable.

After recording, the notice of lien shall be sent by certified mail to the Owner, his agent or legal representative or occupant in legal possession or control of the Premises and, if different, to the person who received the tax bill for the preceding year.

The City may not file a lien if the lender has provided notice to the City that the lender has performed, or will perform, remedial actions; provided, however, that the remedial actions must be performed or initiated in good faith within 30 days of the lender's notice to the City.

b. Recordkeeping. To enforce a lien pursuant to this paragraph 4, the City must maintain contemporaneous records that include, at a minimum:

- (1) a dated statement of a finding by the City that the property has become abandoned residential property;
- (2) the date when the property was first observed to be unoccupied by any lawful occupant;
- (3) a description of the actions taken by the City to contact the Owner or any agent of the Owner;
- (4) a statement that no contacts were made with the Owner or any agent of the Owner;
- (5) a dated certification by a City official of the necessity and specific nature of the work performed;
- (6) a copy of the agreement with the person or company performing the work and the rates and estimated cost of the work, if applicable;
- (7) detailed invoices and payment vouchers for the work;
 -) a statement whether the work was competitively bid, and if so, a copy of all proposals submitted by the bidders.

c. Release of Lien. Upon payment of the cost after the notice of lien has been filed as provided herein, the lien shall be released by the City or person in whose name the lien has been filed, and the release shall be recorded of record in the same manner as recording the notice of lien.

d. Enforcement of Lien. A lien under this paragraph 4 is enforceable by the City, or entity or person who performs work on behalf of the City, at the hearing for confirmation of the foreclosure sale of the abandoned residential property and is limited to a claim of interest in the proceeds of the sale. The priority lien is superior to all other liens and encumbrances, except tax liens.

J. Certification: A certificate of code compliance for Vacant Building must be issued by the City and payment in full of all fees imposed pursuant to this section prior to occupancy of a Vacant Building.

K. Boarding of Buildings: It is the policy of the City that boarding is a temporary solution to prevent unauthorized entry into a Vacant Building and that boarded buildings are a public nuisance. A Vacant Building may not remain boarded longer than six (6) months unless an extension of that time is part of a Vacant Building Plan approved by the Code Enforcement Official. A Vacant Building which is unboarded and code compliant, and for which boarding is determined by the Code Enforcement Official on the basis of police reports, citizen complaints, and other information considered reliable by reasonable persons, to not require boarding to prevent unauthorized entry, may not remain vacant for more than two (2) years without an approved Vacant Building Plan for occupancy, sale, demolition, or other disposition of the building.

L. Enforcement and Penalties:

1. Any person found to have violated any provision of this section shall be subject to a minimum fine of one hundred dollars (\$100.00) per day per violation to a maximum of seven hundred fifty dollars (\$750.00) per day per violation, in addition to any other legal or equitable remedies available to the City. Such other remedies include, but are not limited to, injunctive relief, application to a court of competent jurisdiction for a receiver, demolition, or condemnation, contracting for the repair or purchase of the premises, or foreclosure of any lien the City may have thereon.
2. A separate and distinct offense shall be committed each day on which such person or persons shall violate, or allow a Building owned by them to violate, the provisions of this section.
3. Nothing herein contained shall prohibit the City from immediately condemning, as provided for in this code, a Building or taking other immediate action upon a determination that the Building is a public nuisance or poses an imminent danger to the occupants of the Building, or to the public, health, safety and welfare.