

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1989

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HOUSE BILL 490

Short Title: Minimum Housing.

(Public)

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Sponsors: Representatives Burke; Barnes, Barnhill, Blue, Cunningham, Duncan, Edwards, Esposito, Fitch, Gist, Hackney, Hardaway, H. Hunter, Jeralds, Jones, Kennedy, Locks, Michaux, Rhodes, and S. Thompson.

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Referred to: Human Resources.

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March 8, 1989

A BILL TO BE ENTITLED

AN ACT RELATING TO MINIMUM HOUSING.

The General Assembly of North Carolina enacts:

Section 1. G.S. 160A-443 is amended by adding a new subdivision to read:

"(5a) If the governing body shall have adopted an ordinance 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 two years pursuant to the ordinance, the owner shall be deemed to have abandoned any and all intent and purpose to repair, alter or improve the dwelling in order to render it fit for human habitation. It is hereby found that the continuation of the dwelling in its vacated and closed status would be inimical to the health, safety, morals and welfare of the people of this State 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. The governing body may, after the expiration of such two-year period, and only if repair, alteration or improvement of the dwelling to render it fit for human habitation cannot be made for a cost less than twenty-five percent (25%) of the value of the dwelling, enact an ordinance ordering the removal or demolition of the dwelling within 30 days. This ordinance shall be recorded in the Office of the Register of Deeds in the county wherein the property or properties

1 are located and shall be indexed in the name of the property owner in the grantor index.  
2 If the owner fails to comply with this ordinance, the public officer shall effectuate the  
3 purpose of the ordinance."

4           Sec. 2. This act is effective upon ratification.