

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2007

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SENATE BILL 427*

Short Title: Ayden Unfit Dwellings.

(Local)

Sponsors: Senator Jenkins.

Referred to: State & Local Government.

March 1, 2007

1 A BILL TO BE ENTITLED
2 AN ACT AUTHORIZING THE TOWN OF AYDEN TO ORDER DWELLINGS
3 DETERMINED UNFIT FOR HUMAN HABITATION REPAIRED OR
4 DEMOLISHED AFTER A PERIOD OF SIX MONTHS.

5 The General Assembly of North Carolina enacts:

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

7 "(5b) If the governing body shall have adopted an ordinance, or the public
8 officer shall have:

- 9 a. In a municipality other than municipalities with a population in
10 excess of 190,000 by the last federal census, issued an order,
11 ordering a dwelling to be repaired or vacated and closed, as
12 provided in subdivision (3)a, and if the owner has vacated and
13 closed such dwelling and kept such dwelling vacated and closed
14 for a period of ~~one year~~six months pursuant to the ordinance or
15 order;
- 16 b. In a municipality with a population in excess of 190,000 by the
17 last federal census, commenced proceedings under the
18 substandard housing regulations regarding a dwelling to be
19 repaired or vacated and closed, as provided in subdivision (3)a.,
20 and if the owner has vacated and closed such dwelling and kept
21 such dwelling vacated and closed for a period of ~~one year~~six
22 months pursuant to the ordinance or after such proceedings
23 have commenced,

24 then if the governing body shall find that the owner has abandoned the
25 intent and purpose to repair, alter or improve the dwelling in order to
26 render it fit for human habitation and that the continuation of the
27 dwelling in its vacated and closed status would be inimical to the
28 health, safety, morals and welfare of the municipality in that the
29 dwelling would continue to deteriorate, would create a fire and safety

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

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

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

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

28 **SECTION 2.** This act applies to the Town of Ayden only.

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