

ORDINANCE NO. 4068

AN ORDINANCE to add a new Article H (REGISTRATION OF VACANT BUILDINGS) to Chapter 1 (BUILDING CODE), Title 8 (BUILDING CODE REGULATIONS), of The Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Chapter 1, Title 8 of The Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by adding a new Article H to read as follows:

Article H

Registration of Vacant Buildings

Sec. 8-1-130 Vacant building registration.

(a) The owner of a building which has been continuously vacant for a period of 12 months or more must register the building with the director of code enforcement; provided, that a building shall be deemed continuously vacant, as that term is used in this subsection, even if it is sporadically or intermittently occupied during the twelve-month period.

(b) A Director shall mean the director of code enforcement, or the director's designee.

(c) To register a building, the owner, or the owner's agent for the building, shall provide the following information to the director:

- (1) the address of the vacant building;
- (2) the name, address and telephone number of the owner and the owner's agent;
- (3) a detailed statement which estimates how long the building is likely to remain vacant, and the reasons for it remaining vacant during that period;
- (4) a description of the measures that will be taken while the building is vacant to ensure that the

property is maintained in compliance with all applicable building and health codes;

- (5) proof that the owner or agent has implemented an on-going rodent abatement and prevention plan for the interior and exterior of the building; and
- (6) if the building is located in a historic district established by Article X of the Zoning Ordinance of the City of Alexandria, or in any conservation or rehabilitation district established by city council, or in an area that has been declared blighted by city council, a description of the measures that will be taken to ensure that the building does not sustain significant structural damage due to neglect.

(d) The building owner shall pay an annual registration fee of \$25. The fee shall be paid at the time that the building is initially registered. For each subsequent year, or any part of such year, that the building remains continuously vacant, an annual and non-refundable fee of \$25 shall be paid within 15 days of the anniversary date of the building's initial registration.

(e) The director shall develop and make available a standardized form for registration. Completed forms shall be filed with and maintained by the director.

Sec. 8-1-131 Violations and penalties.

(a) Failure to register a vacant building as required by this article shall be a civil violation punishable by a civil penalty of \$50; provided, that failure to register a vacant building in a historic district established by Article X of the Zoning Ordinance of the City of Alexandria, or in a conservation or rehabilitation district established by city council, or in an area that has been designated as blighted by city council, shall be punishable by a civil penalty of \$250.

(b) The director shall mail to the owner of a registered vacant building notice of the upcoming anniversary of the initial registration date and of the need to renew the registration of the building if it remains vacant. The notice shall warn the owner that a civil penalty will be imposed pursuant to this section if

the owner fails to renew the registration within 15 days of the anniversary of the building=s initial registration.

(c) Notice of the imposition of a civil penalty pursuant to this section shall be mailed to the owner, at the address to which property tax notices are sent, at least 30 days prior to the imposition of the penalty. The notice and any subsequent enforcement action shall comply with the provisions of city code ' 1-1-11.

Section 2. That this ordinance shall become effective on December 1, 1999.

KERRY J. DONLEY
Mayor

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First Reading: 9/14/99
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