

**ORDINANCE NO. 40-23**

AN ORDINANCE TO AMEND SECTION 1379.06 OF THE CITY OF CONNEAUT CODIFIED ORDINANCES GOVERNING VACANT BUILDING FEES, AND NOT DECLARING AN EMERGENCY.

BE IT ORDAINED, by the City of Conneaut, County of Ashtabula and State of Ohio:

SECTION 1. That Section 1379.06 of the City of Conneaut Codified Ordinances is hereby amended as follows:

1379.06 VACANT BUILDING FEES.

The fees shall be reasonably related to the administrative costs for registering and processing the vacant building owner registration form and for the costs incurred by the City in monitoring the vacant building site. The annually increased fee amounts shall be reasonably related to the costs incurred by the City for demolition and hazard abatement of or repairs to vacant buildings, as well as the continued normal administrative costs stated above.

- a) The owner of a vacant residential building shall pay an annual fee in an amount to be established by ordinance and amended as deemed necessary as long as the building remains vacant. For every consecutive year that the building remains vacant, the annual fee will be assessed at double the previous year's fee amount for a maximum annual fee equaling the ~~five (5)~~four (4) year fee in an amount to be established by ordinance and amended as deemed necessary and to be used for the ~~fifth-fourth~~ and for all consecutive, subsequent years of vacancy.
- b) The owner of a vacant commercial building shall pay an annual fee in an amount to be established by ordinance and amended as deemed necessary for the first year the building remains vacant. For every consecutive year that the building remains vacant, the annual fee will be assessed at double the previous year's fee amount for a maximum annual fee in an amount to be established by ordinance and amended as deemed necessary and to be used for the ~~fifth-fourth~~ and for all consecutive, subsequent years of vacancy.
- c) The first annual fee shall be paid at the time the building is registered. If the fee is not paid, the owner shall be subject to prosecution as prescribed in ~~the Conneaut Building and Housing Code incorporating by reference thereto the current edition of the International Property Maintenance Code.~~ this chapter.
- d) The fee shall be paid in full prior to the issuance of any building zoning permits unless the property is granted an exemption. The fee shall be prorated and a refund may be issued if the building is no longer deemed vacant under the provisions of this chapter within one hundred eighty (180) days of its registry.
- e) All delinquent fees shall be paid by the owner prior to any transfer of an ownership interest in the vacant building. A lien may be placed on the property to collect delinquent fees.
- f) Late fees shall be paid in addition to the annual registration and will be equal to the annual fee or one thousand dollars (\$1,000.00), whichever is less.


SECTION 2. That all other prior ordinances found to be inconsistent with this ordinance

are hereby repealed.

SECTION 3. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council or any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 4. That this Ordinance is not declared to be an emergency measure in the interests of public peace, health and safety and, shall take effect thirty (30) days after passage.

Passed this 10<sup>TH</sup> day of APRIL, 2023.

  
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President of Council

ATTEST:

  
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Clerk of Council