

## **Vacant / Abandoned**

The presence of vacant and abandoned structures creates blight. It is recognized that blight lowers property values, leads to deteriorating conditions, undermines the quality of life, affects the public health, safety and general welfare and also results in human injury and criminal activities. It is also determined that vacant and unoccupied structures demand an inordinate amount of city administrative and ordinance enforcement resources. As such, the city council finds the prolonged presence of vacant and abandoned structures to be unacceptable to the citizens of Livonia.

A vacant or abandoned structure would be a residence or business which has been unoccupied by a tenant for a period of ninety (90) consecutive days.

Owners of vacant and abandoned structures shall register such properties with the city and pay a monthly administration fee. The duty to register an abandoned structure shall not require prior notice to the owner by the city. Registration of an abandoned structure does not preclude the city from taking appropriate actions to secure the property or to issue orders to repair or abate dangerous, hazardous or unlawful conditions or from acting to eliminate an imminent hazard to public health and safety.

In addition to the fees set forth in the Livonia Code of Ordinances, the owner of an vacant and abandoned structure shall obtain and pay for special inspections as set forth in the Livonia Code of Ordinances, including but not limited to building, electrical, HVAC and plumbing inspections. The owner of a vacant and abandoned structure shall obtain all necessary permits and pay all related fees in full, for work identified as being necessary during a special inspection. Permits shall be obtained, and all fees paid in full for any work previously completed without the requisite permit. Each inspection shall be conducted and approved in accordance with the Livonia Code of Ordinances, state codes, Property Maintenance Code, Fire Prevention Code, and Heating Code.

A certificate of re-occupancy shall be issued after it has been inspected and found to be in full compliance with all applicable city and state codes and a final inspection certificate is issued by the city; all fees are paid in full; and all other conditions set forth in this subsection are satisfied.

Any questions regarding vacant and abandoned structures please contact the Ordinance Department at:

Online Form: <https://livonia.gov/FormCenter/Inspection-Ordinance-12/Ordinance-Enforcement-66>

QR Code:

