



## BUILDING DEPARTMENT POLICY AND PROCEDURES FOR BANK FORECLOSURES AND VACATED PROPERTIES

1. The public Act 677, effective January 10, 2007, authorizes cities to prevent blight and for rehabilitation of blighted areas. Under Section 2(b)(iv), it states if, "The property has had the utilities, plumbing, heating, or sewerage disconnected, destroyed, removed or rendered ineffective for a period of 1 year or more so that the property is unfit for its intended use".
2. The Building Department is maintaining a list of foreclosed properties and abandoned/vacant properties.
3. Ordinance/Building Department will monitor these properties for weeds, public nuisances and blight conditions to keep them in harmony with the surrounding areas.
4. The City will clean up the property in accordance with the City ordinance requirements and charge the property owner for the clean-up cost plus and administrative fee.
5. All properties determined to be foreclosed, abandoned or vacant will be posted with a **VACANT BUILDING NOTICE** sticker and verified on the list of vacant homes.
6. New owners of properties that have been unoccupied for more than one (1) year with the water, electric and gas shut off will be required to contact the City Building Department.
7. When the new owner comes to the Building Department, they will be informed of the following:
  - a. A building inspection fee (\$250.00) will be required for the safety of the owner, per the Housing Laws of Michigan, prior to taking occupancy of the building.
  - b. A letter will be given to the new owner of any repairs needed.
8. The new owners will be informed of Building Permit requirements in the City and setback requirement.
9. The new owners must bring the property into compliance with current codes and ordinances.