



## Legislation Text

File #: Ord 23-7, Version: 1

Amending Chapter 43.03 of the Legislative Code pertaining to Vacant Buildings as it relates to the Vacant Building Registration Fee.

### SECTION 1

WHEREAS, the Council for the City of Saint Paul finds the Vacant Building Registration fee is intended to recoup all costs incurred by the city for monitoring and regulating vacant buildings, including administrative costs, issuance of abatement orders, and enforcement; and

WHEREAS, based on the last three years of revenue versus expenses, the Vacant Building Registration program has not achieved cost recovery; and

WHEREAS, in 2019 the shortfall was \$469,000.00; in 2020 the shortfall was \$220,000.00; and in 2021 the shortfall was \$356,000.00; and

WHEREAS, the City of Saint Paul wishes to move closer to a cost-recovery model, and although the proposed increases will not entirely remedy the short fall issue, it will assist in some cost recovery; and

WHEREAS, a review of data by the Department of Safety and Inspections has shown Category II and Category III registered vacant buildings consume more staff resources for monitoring and enforcement; and

WHEREAS, the Council for the City of Saint Paul finds it is important to incentivize registered vacant building owners to rehabilitate their properties and make them habitable.

NOW, THEREFORE BE IT RESOLVED, that the Council of the City of Saint Paul does hereby ordain:

### SECTION 2

Section 43.03 of the Saint Paul Legislative Code is hereby amended to read as follows:

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(k) Vacant building fees:

- (1) The owner of a vacant building shall must pay an annual registration fee as established subsection (2) titled Fee Schedule for Registered Vacant Buildings ~~two thousand four hundred fifty-nine dollars (\$2,459.00)~~ each year the building remains a vacant building. The registration fee is intended to at least partially recoup costs incurred by the city for monitoring and regulating vacant buildings, including administrative costs, and other enforcement measures, and shall be reasonably related to the administrative costs for registering and processing the vacant building owner registration form and for the costs of the city in monitoring the vacant building site.
- (2) Fee schedule for Registered Vacant Buildings. For each year that a building remains a registered vacant building the annual registration fee is as follows:
  - i) Category I annual registration fee: two thousand four hundred fifty-nine dollars (\$2,459.00).
  - ii) Category II annual registration fee:

- (1) Year one: two thousand four hundred fifty-nine dollars (\$2,459.00).
- (2) Any time after year one: four thousand nine hundred eighteen dollars (\$4,918.00).

iii) Category III annual registration fee:

- (1) Four thousand nine hundred eighteen dollars (\$4,918.00) annually.

- (2) (3) The first annual fee shall be paid no later than thirty (30) days after the building becomes vacant. If the fee is not paid within thirty (30) days of being due, the owner shall be subject to prosecution as prescribed in section 43.05.
- (3) (4) The fee shall be paid in full prior to the issuance of any building permits, with the exception of a demolition permit.
- (4) (5) All delinquent fees shall be paid by the owner prior to any transfer of an ownership interest in any vacant building. If the fees are not paid prior to any transfer, the new owner shall pay the annual fee no later than thirty (30) days after the transfer of ownership and subsequent annual fees shall be due on the original anniversary date.
- (l) The enforcement officer shall include in the file any property-specific written statements from community organizations, other interested parties or citizens regarding the history, problems, status, or blighting influence of a vacant building.
- (m) Any building or portion of a building classified as a vacant building under this section shall be posted with a placard by the enforcement officer. The placard shall include all the information specified under Leg. Code § 34.23(3)(a)-(g).

### SECTION 3

This Ordinance shall take effect and be in force thirty (30) days following its passage, approval, and publication.