



UNOCCUPIED BUILDING NOTIFICATION

City of Ann Arbor

Planning and Development Services

100 N. Fifth Avenue, P.O. Box 8647

Ann Arbor, MI 48107

Phone: (734) 994-2674 Fax: (734) 994-8460

PLEASE PRINT

Unoccupied Building Information:

Address: _____

Owner (please Print): _____

Description of Property: _____

Reason for Building being Unoccupied: _____

Date Building Became Unoccupied: _____

(after 180 days the building must be listed for sale, lease, or rent, or be occupied)

Owner information (where you can be contacted):

Name: _____

Address: _____
Street City State Zip

Phone Number: () _____ Email: _____

If the property owner is not an individual, please also attach the following:

1. The address, phone number and email of the Resident Agent.
2. The address, phone number and email of the Registered Office.
3. The addresses of the Officers and Directors.

Information for a local or emergency contact (if any):

Name: _____

Address: _____
Street City State Zip

Phone Number: () _____ Email: _____

This submittal shall serve as notification that the building is unoccupied as required under Chapter 101, Section 8:382(10).

Signature

Date

Printed Name of Owner or Authorized Representative: _____

Title: _____

DANGEROUS BUILDINGS

EXCEPTS OF SECTIONS 8:380, 8:381 AND 8:382 OF CHAPTER 101 OF TITLE VIII OF THE CODE OF THE CITY OF ANN ARBOR

8:380. Definitions.

“*Occupant*” means any person who is: (a) lawfully living or sleeping in a building or structure, if its intended purpose is residential; or, (b) lawfully inside and lawfully utilizing the building or structure on a basis consistent with the purpose for which it is lawfully intended and designed, if its intended purpose is nonresidential.

“*Occupied*” means a building that has an occupant.

“*Owner*” means any person who, alone or with others, has legal or equitable title.

“*Secondary dwelling*” means a dwelling such as a vacation home, hunting cabin, or summer home, that is occupied by the owner or a member of the owner's family during part of a year.

“*Unoccupied*” means a building that is not occupied. Persons solely in the building for the purpose of maintenance, repair, or cleaning of the building do not make the building “occupied.”

8:381. Dangerous building, prohibitions.

It is unlawful and deemed a public nuisance for any owner or agent thereof to keep or maintain any dangerous building or part thereof as defined in section 8:382. All such dangerous buildings shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures specified in this chapter. In addition to the procedures specified in this chapter, the City Attorney may prosecute violations of this chapter and may file suit in the appropriate court or pursue any other legal remedies to abate any nuisance resulting from a violation of this chapter.

8:382. "Dangerous buildings" defined.

A dangerous building is any building or structure that has one or more of the following defects or is in one or more of the following conditions:

- (1) A door, aisle, passageway, stairway or other means of exit does not conform to the approved fire code of the City of Ann Arbor.
- (2) A portion of the building or structure is damaged by fire, wind, flood, deterioration, neglect, abandonment, vandalism or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the damage and does not meet the minimum requirements of applicable housing or construction codes for a new building or structure, purpose or location.
- (3) A part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property.
- (4) A portion of the building or structure has settled to an extent that walls or other structural portions of the building or structure have materially less resistance to winds than is required in the case of new construction by applicable housing or construction codes.
- (5) The building or structure or any part, that because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fall or give way.
- (6) The building or structure or any part is manifestly unsafe for the purpose for which it is used.
- (7) A building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral acts.
- (8) A building or structure used or intended to be used for dwelling purposes, because of dilapidation, decay, damage, faulty construction or arrangement, or for other reason, is unsanitary or unfit for human habitation, is in a condition that is likely to cause sickness or disease when so determined by the health officer of the city or county or is likely to injure the health, safety or general welfare of those living within.
- (9) A building or structure is vacant, dilapidated and open at door or window, leaving the interior of the building or structure exposed to the elements or accessible to entrance by trespassers.
- (10) Remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed under the state occupational code. For purposes of this subsection, "building or structure" includes, but is not limited to, residential and commercial buildings or structures. This subsection does not apply to any of the following buildings or structures, provided that the building or structure and adjoining grounds are maintained free from graffiti as defined in Chapter 106 (Nuisances) and in accordance with the City's Housing and Construction Codes and all other applicable ordinances and statutes:
 - (a) A building or structure, if the owner, not more than 30 days after the building or structure becomes unoccupied, notifies the City in writing on a form available in the planning and development services unit that the building or structure will remain unoccupied for a period of not more than 180 consecutive days.
 - (b) A secondary dwelling of the owner that is or will be regularly unoccupied for a period of 180 days or longer each year, if the owner notifies the City in writing on a form available in the City's planning and development services unit that the dwelling will remain regularly unoccupied for a period of 180 consecutive days or more each year. An owner who has given the notice prescribed by this subparagraph shall notify the planning and development services unit in writing not more than 30 days after the dwelling no longer qualifies for this exception.
 - (c) A new building or new structure under construction that meets all of the following conditions: 1) has a valid building permit, 2) demonstrates that significant and continuous progress is being made toward completion, 3) secures the property and takes all other necessary safety precautions, and 4) otherwise complies with this chapter and all applicable laws, ordinances, and regulations. In the case of a single family dwelling only that is deemed dangerous under this subsection only, the City will send notice by first class mail to the owner or agent as indicated by the records of the City Assessor that administrative or other legal proceedings under this subsection may be commenced against the owner in ten (10) business days after the notice is mailed.