

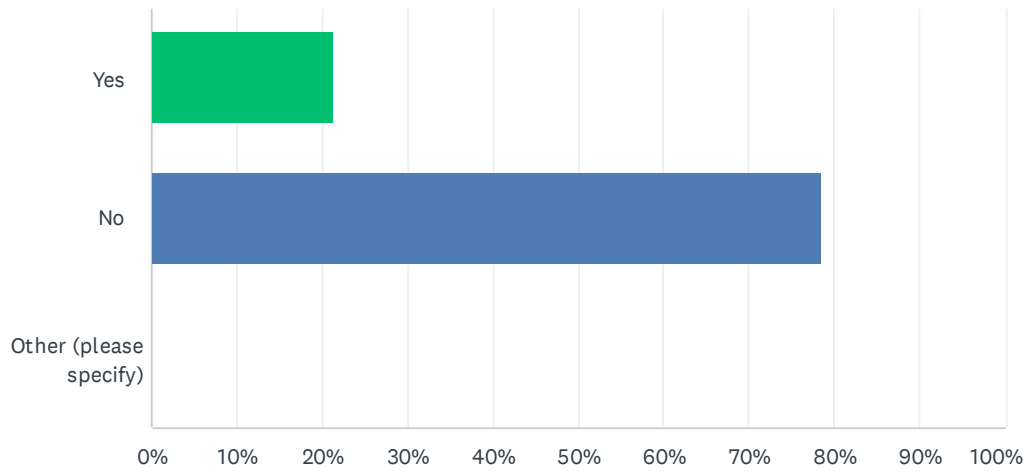
## Q1 What is your name and jurisdiction?

Answered: 14 Skipped: 0

#	RESPONSES	DATE
1	Woodlawn	4/20/2023 3:55 PM
2	City of North College Hill	4/20/2023 9:54 AM
3	Krista Blum Village of Lockland	4/18/2023 12:34 PM
4	Tracy Henao, Montgomery	4/18/2023 12:05 PM
5	Pierce Township	4/18/2023 11:18 AM
6	Jennifer Kaminer Village of Fairfax	4/18/2023 11:10 AM
7	Anderson Township	4/18/2023 11:00 AM
8	Green Township	4/18/2023 10:59 AM
9	Jeff Weckbach, Colerain	4/18/2023 10:14 AM
10	Tony Roach (Delhi Township)	4/18/2023 10:05 AM
11	Kelly Harrington, City of Blue Ash	4/18/2023 10:00 AM
12	Addyston	4/18/2023 10:00 AM
13	Rusty Herzog Wyoming	4/18/2023 9:43 AM
14	Scot Lahrmer Amberley Village	4/18/2023 9:32 AM

## Q2 Does your jurisdiction have a Vacant Property Registration Ordinance?

Answered: 14 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	21.43% 3
No	78.57% 11
Other (please specify)	0.00% 0
<b>TOTAL</b>	<b>14</b>

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

### Q3 Has the ordinance resolved the issues it was intended to resolve?

Answered: 3 Skipped: 11

#	RESPONSES	DATE
1	Yes	4/20/2023 9:54 AM
2	For record keeping purposes, yes.	4/18/2023 12:34 PM
3	Sometimes	4/18/2023 10:14 AM

## Q4 What, if any, is the registration fee schedule?

Answered: 3 Skipped: 11

#	RESPONSES	DATE
1	\$500.00	4/20/2023 9:54 AM
2	\$500 initial fee \$500 annual fee	4/18/2023 12:34 PM
3	500	4/18/2023 10:14 AM

## Q5 Did implementation require additional hiring?

Answered: 3 Skipped: 11

#	RESPONSES	DATE
1	No	4/20/2023 9:54 AM
2	No	4/18/2023 12:34 PM
3	No	4/18/2023 10:14 AM

## Q6 Please provide a copy of the ordinance to [SSD@NorwoodOhio.gov](mailto:SSD@NorwoodOhio.gov) and [CSmith@C4LG.org](mailto:CSmith@C4LG.org)

Answered: 2   Skipped: 12

#	RESPONSES	DATE
1	<p>VACANT/FORECLOSED PROPERTY REGISTRATION 1195.31 FINDINGS. (a) Whereas it is hereby found and determined that insufficient vacant property guidelines, can pose a danger to the public health, safety and welfare of families and communities. Several studies have determined that vacant and foreclosed properties can quickly become blighted properties. Moreover, vacant and foreclosed properties are at greater risk of becoming abandoned properties than other properties in the City. Locating the person in control of the property or responsible for the care and maintenance of the property is often an impossible task, mired in disputes between the mortgagee, mortgagor, servicer and sub servicer. Accordingly, citations and invoices for property maintenance are routinely ignored at these properties which place these properties at increased risk for becoming unsecured, vandalized and hazardous. These properties are also responsible for thousands of dollars of unpaid invoices due to the City of North College Hill for maintaining these properties. (b) The purpose of this ordinance is to ensure that vacant and foreclosed properties are protected and maintained and the city officials are alerted to the location of these vulnerable properties in a timely manner. This ordinance is enacted in order to address the problem of blighted properties that are a direct result of vacant and foreclosed properties and that pose a threat to the public health, safety and welfare. (Ord. 17-2017. Passed 11-20-17.) 1195.32 DEFINITIONS. (a) Vacant Property. Any vacant building not involved in a foreclosure; any vacant building that is in a standard condition; a vacant building that is in a substandard condition, but is suitable for rehabilitation; or a building that has been vacant for more than one hundred and twenty days. (b) Foreclosed Property. Any property that is involved in a procedure by which a party who has loaned money secured by a mortgage or deed of trust on real property (or has an unpaid judgement), forces the sale of the real property to recover the money due, unpaid interest, plus the cost of foreclosure, after the debtor fails to make payment. (c) Owner. Any person, agent, operator, firm or corporation having a legal or equitable interest in the property, or recorded in the official records of the state, county or municipality as hold title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and executor or administrator of the estate of such person if ordered to take possession of real property by a court. (Ord. 17-2017. Passed 11-20-17.) 1195.33 POINT OF SALE INSPECTION ON VACANT AND FORECLOSED PROPERTIES (a) Point of sale inspections are hereby authorized on all properties that are subject to vacant, foreclosed property registration. Mortgagees and property owners shall arrange to have all properties subject to the requirements of this Ordinance inspected by the code official within five days of filing for the property to be sold. If the mortgagees or property owner fails to arrange an inspection, the property shall be inspected by the code official prior to the property being sold at a judicial sale or pursuant to a search warrant issued by a court of competent jurisdiction. (b) If as a result of the above inspection, the code official determines that health code violations, property maintenance code violations, hazards or structural defects exist on the property; the code official shall notify the City Administration of the conditions. The City Administration shall provide written notice via certified mail to the mortgagee or the mortgagee's agent listed on the vacant foreclosed registration form, the owner of record and any equitable lien holders, informing the parties of the following: (1) The need to repair and correct the violations, hazards or structural defects prior to judicial sale: (2) If the property is not brought into compliance within thirty days of the issuance of the notice of violation, the code official may correct or repair some or all of the violations: (3) If the code official corrects or repairs some or all of the violations, the City Administration shall promptly place a priority lien on the property for the total cost of abating the violations. The City Administration shall collect the priority lien from the proceeds of the judicial sale of the property, or upon subsequent sale of the property, or by methods provided in ORC 715.261. When notice is given as provided for in the section, the lien shall be a priority over liens of prior record and the lien will be effective on the date the City incurs the cost of the repairs. (c) Property subject to the requirements of this Ordinance shall not be re-occupied without a Certificate of Occupancy from the North College Hill Building Department. The cost of the Certificate of Occupancy is included in the annual registration fee stated below. (Ord. 17-</p>	4/20/2023 9:54 AM

2017. Passed 11-20-17.) 1195.34 APPEAL. (a) An appeal may be taken to the North College Hill Board of Zoning Appeals by any persons aggrieved by any order, requirement or decision made by the North College Hill Building Department. The request for an appeal must be submitted by the party aggrieved by the action of written notice of violations. The appeal will be heard by the Board of Zoning Appeals and decision will be given within thirty days. An appeal to the Board of Zoning Appeals shall stay all proceedings in the furtherance of action appealed from. (Ord. 17-2017. Passed 11-20-17.) 1195.35 FEES. (a) Mortgagees shall pay any required fees until the foreclosure is dismissed or until the property is transferred to a third party. The fees for various requirements are as follows: (1) Initial registration fee - \$500.00 (2) Annual registration fee - \$500.00 (b) The fee is non-refundable and cannot be prorated. (Ord. 17-2017. Passed 11-20-17.) 1195.36 MAINTENANCE OBLIGATIONS OR MORTGAGEES. (a) During the period that the property is registered, the owner shall have the obligations set forth in this section. (1) All vacant foreclosed property registrations and re-registration forms shall be accompanied by a bond to the City of North College Hill, approved as to form by the Law Director in the penal sum of \$10,000, with surety or collateral security approved by the City Administrator conditioned upon the due observance during the term of the registration of all laws, ordinances, rules and regulations which are now in force or may hereafter be adopted by duly constituted authorities applicable to vacant foreclosed property registrations. (2) Vacant and foreclosed property shall be maintained free of all outward appearances of foreclosure and vacancy during the registration period including: A. No signs or placards on the exterior of the building or in the windows indicating that the property is vacant. B. Grass shall be no higher than eight inches at any time and all weeds shall be removed. C. The premises shall remain secured and locked. Broken windows and doors which are not visible from the right-of-way may be covered as stated in Ohio R.C. Chapter 2308. (Ord. 17-2017. Passed 11-20-17.) 1195.37 REGISTRATION OF VACANT PROPERTY. (a) Within ten days the owner of any property within the City of North College Hill that falls within the definition of a vacant building as defined in this ordinance, shall submit a vacant property registration form for the property to the City of North College Hill Building Department. (b) The vacant property registration form shall contain the following information: (1) Description of the property, including, but not limited to the street address and parcel number. (2) The name, street address and phone number of the authorized agent for court proceeding or administrative enforcement proceeding on behalf of the mortgagee. (3) On an annual basis the property owner shall pay the initial registration fee listed in this ordinance. (4) The property owner shall notify the Building Department within ten days of a change of information on the foreclosed property registration form. The property owner shall also be responsible to notify the Building Department in writing when the property is transferred to a bona fide owner-occupant or an unaffiliated third party, the property is reoccupied or the property is sold, so the property may be removed from the registry. (Ord. 17-2017. Passed 11-20-17.) 1195.38 REGISTRATION OF FORECLOSED PROPERTY. (a) Within ten days of filing a foreclosure on property located within the City of North College Hill that is vacant at the time of filing, the owner shall submit a vacant foreclosed property registration for the property to the City of North College Hill Building Department. (b) The vacant foreclosed property registration form shall contain the following information: (1) Description of the property, including, but not limited to the street address and parcel number. (2) The name, street address and phone number of the authorized agent for receiving notices of code violations and for receiving process in any court proceeding or administrative enforcement proceeding on behalf of the mortgagee. (3) On an annual basis the property owner shall pay the initial registration fee listed in this ordinance. (4) The mortgagee shall notify the Building Department within ten days of a change of information on the foreclosed property registration form. The mortgagee shall also be responsible to notify the Building Department in writing when the property is transferred to a bona fide owner-occupant or an unaffiliated third party, the property is reoccupied or the property is sold, so the property may be removed from the registry. (Ord. 17-2017. Passed 11-20-17.) 1195.99 PENALTIES. (a) Whoever violates any provision of the chapter is guilty of a misdemeanor of the fourth degree. Each day that any person continues to violate any provisions of this chapter shall constitute a separate offense. (b) Registration fees, not paid by the owner/mortgagee shall be charged against the real estate upon which structure is located and shall be a lien upon such property. The amount charged will include the registration fee and a \$100.00 administration fee. (Ord. 17-2017. Passed 11-20-17.)

2

<https://www.colerain.org/DocumentCenter/View/3510/RES-117-21---Resolution-Establishing-a-Registry-for-Vacant-and-Foreclosing-Properties?bidId=>

4/18/2023 10:14 AM

# #1

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 18, 2023 9:31:24 AM  
**Last Modified:** Tuesday, April 18, 2023 9:31:52 AM  
**Time Spent:** 00:00:28  
**IP Address:** 69.61.243.170

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Page 1

## Q1

What is your name and jurisdiction?

Scot Lahrmer

Amberley Village

## Q2

No

Does your jurisdiction have a Vacant Property Registration Ordinance?

## Q3

Respondent skipped this question

Has the ordinance resolved the issues it was intended to resolve?

## Q4

Respondent skipped this question

What, if any, is the registration fee schedule?

## Q5

Respondent skipped this question

Did implementation require additional hiring?

## Q6

Respondent skipped this question

Please provide a copy of the ordinance to [SSD@NorwoodOhio.gov](mailto:SSD@NorwoodOhio.gov) and [CSmith@C4LG.org](mailto:CSmith@C4LG.org)



# #2

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 18, 2023 9:42:47 AM  
**Last Modified:** Tuesday, April 18, 2023 9:43:05 AM  
**Time Spent:** 00:00:18  
**IP Address:** 70.60.183.2

Page 1

## Q1

What is your name and jurisdiction?

Rusty Herzog Wyoming

## Q2

No

Does your jurisdiction have a Vacant Property Registration Ordinance?

## Q3

Respondent skipped this question

Has the ordinance resolved the issues it was intended to resolve?

## Q4

Respondent skipped this question

What, if any, is the registration fee schedule?

## Q5

Respondent skipped this question

Did implementation require additional hiring?

## Q6

Respondent skipped this question

Please provide a copy of the ordinance to SSD@NorwoodOhio.gov and CSmith@C4LG.org

# #3

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 18, 2023 9:59:14 AM  
**Last Modified:** Tuesday, April 18, 2023 9:59:41 AM  
**Time Spent:** 00:00:27  
**IP Address:** 216.196.244.58

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Page 1

## Q1

What is your name and jurisdiction?

Addyston

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## Q2

No

Does your jurisdiction have a Vacant Property Registration Ordinance?

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## Q3

Respondent skipped this question

Has the ordinance resolved the issues it was intended to resolve?

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## Q4

Respondent skipped this question

What, if any, is the registration fee schedule?

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## Q5

Respondent skipped this question

Did implementation require additional hiring?

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## Q6

Respondent skipped this question

Please provide a copy of the ordinance to SSD@NorwoodOhio.gov and CSmith@C4LG.org

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# #4

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 18, 2023 9:59:10 AM  
**Last Modified:** Tuesday, April 18, 2023 9:59:49 AM  
**Time Spent:** 00:00:39  
**IP Address:** 216.196.128.138

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Page 1

## Q1

What is your name and jurisdiction?

Kelly Harrington, City of Blue Ash

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## Q2

No

Does your jurisdiction have a Vacant Property Registration Ordinance?

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## Q3

Respondent skipped this question

Has the ordinance resolved the issues it was intended to resolve?

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## Q4

Respondent skipped this question

What, if any, is the registration fee schedule?

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## Q5

Respondent skipped this question

Did implementation require additional hiring?

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## Q6

Respondent skipped this question

Please provide a copy of the ordinance to SSD@NorwoodOhio.gov and CSmith@C4LG.org

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# #5

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 18, 2023 10:03:19 AM  
**Last Modified:** Tuesday, April 18, 2023 10:04:40 AM  
**Time Spent:** 00:01:21  
**IP Address:** 66.161.250.150

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Page 1

## Q1

What is your name and jurisdiction?

Tony Roach (Delhi Township)

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## Q2

No

Does your jurisdiction have a Vacant Property Registration Ordinance?

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## Q3

Respondent skipped this question

Has the ordinance resolved the issues it was intended to resolve?

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## Q4

Respondent skipped this question

What, if any, is the registration fee schedule?

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## Q5

Respondent skipped this question

Did implementation require additional hiring?

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## Q6

Respondent skipped this question

Please provide a copy of the ordinance to SSD@NorwoodOhio.gov and CSmith@C4LG.org

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# #6

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 18, 2023 9:48:47 AM  
**Last Modified:** Tuesday, April 18, 2023 10:14:07 AM  
**Time Spent:** 00:25:19  
**IP Address:** 66.161.212.226

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Page 1

## Q1

What is your name and jurisdiction?

Jeff Weckbach, Colerain

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## Q2

Yes

Does your jurisdiction have a Vacant Property Registration Ordinance?

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## Q3

Has the ordinance resolved the issues it was intended to resolve?

Sometimes

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## Q4

What, if any, is the registration fee schedule?

500

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## Q5

Did implementation require additional hiring?

No

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## Q6

Please provide a copy of the ordinance to [SSD@NorwoodOhio.gov](mailto:SSD@NorwoodOhio.gov) and [CSmith@C4LG.org](mailto:CSmith@C4LG.org)

<https://www.colerain.org/DocumentCenter/View/3510/RES-117-21---Resolution-Establishing-a-Registry-for-Vacant-and-Foreclosing-Properties?bidId=>

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# #7

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 18, 2023 10:58:42 AM  
**Last Modified:** Tuesday, April 18, 2023 10:59:08 AM  
**Time Spent:** 00:00:26  
**IP Address:** 66.117.198.210

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Page 1

## Q1

What is your name and jurisdiction?

Green Township

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## Q2

No

Does your jurisdiction have a Vacant Property Registration Ordinance?

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## Q3

Respondent skipped this question

Has the ordinance resolved the issues it was intended to resolve?

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## Q4

Respondent skipped this question

What, if any, is the registration fee schedule?

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## Q5

Respondent skipped this question

Did implementation require additional hiring?

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## Q6

Respondent skipped this question

Please provide a copy of the ordinance to SSD@NorwoodOhio.gov and CSmith@C4LG.org

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# #8

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 18, 2023 10:54:49 AM  
**Last Modified:** Tuesday, April 18, 2023 11:00:01 AM  
**Time Spent:** 00:05:12  
**IP Address:** 74.219.232.36

Page 1

## Q1

What is your name and jurisdiction?

Anderson Township

## Q2

No

Does your jurisdiction have a Vacant Property Registration Ordinance?

## Q3

Respondent skipped this question

Has the ordinance resolved the issues it was intended to resolve?

## Q4

Respondent skipped this question

What, if any, is the registration fee schedule?

## Q5

Respondent skipped this question

Did implementation require additional hiring?

## Q6

Respondent skipped this question

Please provide a copy of the ordinance to SSD@NorwoodOhio.gov and CSmith@C4LG.org

# #9

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 18, 2023 11:10:00 AM  
**Last Modified:** Tuesday, April 18, 2023 11:10:14 AM  
**Time Spent:** 00:00:14  
**IP Address:** 216.68.204.86

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Page 1

## Q1

What is your name and jurisdiction?

Jennifer Kaminer  
Village of Fairfax

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## Q2

No

Does your jurisdiction have a Vacant Property Registration Ordinance?

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## Q3

Respondent skipped this question

Has the ordinance resolved the issues it was intended to resolve?

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## Q4

Respondent skipped this question

What, if any, is the registration fee schedule?

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## Q5

Respondent skipped this question

Did implementation require additional hiring?

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## Q6

Respondent skipped this question

Please provide a copy of the ordinance to  
SSD@NorwoodOhio.gov and CSmith@C4LG.org

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# #10

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 18, 2023 11:17:40 AM  
**Last Modified:** Tuesday, April 18, 2023 11:17:57 AM  
**Time Spent:** 00:00:16  
**IP Address:** 69.61.162.234

Page 1

## Q1

What is your name and jurisdiction?

Pierce Township

## Q2

No

Does your jurisdiction have a Vacant Property Registration Ordinance?

## Q3

Respondent skipped this question

Has the ordinance resolved the issues it was intended to resolve?

## Q4

Respondent skipped this question

What, if any, is the registration fee schedule?

## Q5

Respondent skipped this question

Did implementation require additional hiring?

## Q6

Respondent skipped this question

Please provide a copy of the ordinance to SSD@NorwoodOhio.gov and CSmith@C4LG.org

# #11

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 18, 2023 12:04:50 PM  
**Last Modified:** Tuesday, April 18, 2023 12:05:04 PM  
**Time Spent:** 00:00:13  
**IP Address:** 216.68.27.226

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Page 1

## Q1

What is your name and jurisdiction?

Tracy Henao, Montgomery

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## Q2

No

Does your jurisdiction have a Vacant Property Registration Ordinance?

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## Q3

Respondent skipped this question

Has the ordinance resolved the issues it was intended to resolve?

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## Q4

Respondent skipped this question

What, if any, is the registration fee schedule?

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## Q5

Respondent skipped this question

Did implementation require additional hiring?

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## Q6

Respondent skipped this question

Please provide a copy of the ordinance to SSD@NorwoodOhio.gov and CSmith@C4LG.org

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# #12

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, April 18, 2023 12:32:29 PM  
**Last Modified:** Tuesday, April 18, 2023 12:33:42 PM  
**Time Spent:** 00:01:13  
**IP Address:** 66.161.246.158

Page 1

## Q1

What is your name and jurisdiction?

Krista Blum  
 Village of Lockland

## Q2

Yes

Does your jurisdiction have a Vacant Property Registration Ordinance?

## Q3

Has the ordinance resolved the issues it was intended to resolve?

For record keeping purposes, yes.

## Q4

What, if any, is the registration fee schedule?

\$500 initial fee  
 \$500 annual fee

## Q5

Did implementation require additional hiring?

No

## Q6

Respondent skipped this question

Please provide a copy of the ordinance to  
 SSD@NorwoodOhio.gov and CSmith@C4LG.org

# #13

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, April 20, 2023 9:53:10 AM  
**Last Modified:** Thursday, April 20, 2023 9:54:16 AM  
**Time Spent:** 00:01:05  
**IP Address:** 74.83.151.70

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Page 1

## Q1

What is your name and jurisdiction?

City of North College Hill

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## Q2

Yes

Does your jurisdiction have a Vacant Property Registration Ordinance?

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## Q3

Has the ordinance resolved the issues it was intended to resolve?

Yes

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## Q4

What, if any, is the registration fee schedule?

\$500.00

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## Q5

Did implementation require additional hiring?

No

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**Q6**

Please provide a copy of the ordinance to [SSD@NorwoodOhio.gov](mailto:SSD@NorwoodOhio.gov) and [CSmith@C4LG.org](mailto:CSmith@C4LG.org)

**VACANT/FORECLOSED PROPERTY REGISTRATION****1195.31 FINDINGS.**

(a) Whereas it is hereby found and determined that insufficient vacant property guidelines, can pose a danger to the public health, safety and welfare of families and communities. Several studies have determined that vacant and foreclosed properties can quickly become blighted properties. Moreover, vacant and foreclosed properties are at greater risk of becoming abandoned properties than other properties in the City. Locating the person in control of the property or responsible for the care and maintenance of the property is often an impossible task, mired in disputes between the mortgagee, mortgagor, servicer and sub servicer. Accordingly, citations and invoices for property maintenance are routinely ignored at these properties which place these properties at increased risk for becoming unsecured, vandalized and hazardous. These properties are also responsible for thousands of dollars of unpaid invoices due to the City of North College Hill for maintaining these properties.

(b) The purpose of this ordinance is to ensure that vacant and foreclosed properties are protected and maintained and the city officials are alerted to the location of these vulnerable properties in a timely manner. This ordinance is enacted in order to address the problem of blighted properties that are a direct result of vacant and foreclosed properties and that pose a threat to the public health, safety and welfare.

(Ord. 17-2017. Passed 11-20-17.)

**1195.32 DEFINITIONS.**

(a) Vacant Property. Any vacant building not involved in a foreclosure; any vacant building that is in a standard condition; a vacant building that is in a substandard condition, but is suitable for rehabilitation; or a building that has been vacant for more than one hundred and twenty days.

(b) Foreclosed Property. Any property that is involved in a procedure by which a party who has loaned money secured by a mortgage or deed of trust on real property (or has an unpaid judgement), forces the sale of the real property to recover the money due, unpaid interest, plus the cost of foreclosure, after the debtor fails to make payment.

(c) Owner. Any person, agent, operator, firm or corporation having a legal or equitable interest in the property, or recorded in the official records of the state, county or municipality as hold title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and executor or administrator of the estate of such person if ordered to take possession of real property by a court.

(Ord. 17-2017. Passed 11-20-17.)

**1195.33 POINT OF SALE INSPECTION ON VACANT AND FORECLOSED PROPERTIES**

(a) Point of sale inspections are hereby authorized on all properties that are subject to vacant, foreclosed property registration. Mortgagees and property owners shall arrange to have all properties subject to the requirements of this Ordinance inspected by the code official within five days of filing for the property to be sold. If the mortgagees or property owner fails to arrange an inspection, the property shall be inspected by the code official prior to the property being sold at a judicial sale or pursuant to a search warrant issued by a court of competent jurisdiction.

(b) If as a result of the above inspection, the code official determines that health code violations, property maintenance code violations, hazards or structural defects exist on the property; the code official shall notify the City Administration of the conditions. The City Administration shall provide written notice via certified mail to the mortgagee or the mortgagee's agent listed on the vacant foreclosed registration form, the owner of record and any equitable lien holders, informing the parties of the following:

- (1) The need to repair and correct the violations, hazards or structural defects prior to judicial sale:
- (2) If the property is not brought into compliance within thirty days of the issuance of the notice of violation, the code official may correct or repair some or all of the violations:
- (3) If the code official corrects or repairs some or all of the violations, the City Administration shall promptly place a priority lien on the property for the total cost of abating the violations. The City Administration shall collect the priority lien from the proceeds of the judicial sale of the property, or upon subsequent sale of the property, or by methods provided in ORC 715.261. When notice is given as provided for in the section, the lien shall be a priority over liens of prior record and the lien will be effective on the date the City incurs the cost of the repairs.

(c) Property subject to the requirements of this Ordinance shall not be re-occupied without a Certificate of Occupancy from the North College Hill Building Department. The cost of the Certificate of Occupancy is included in the annual registration fee stated below. (Ord. 17-2017. Passed 11-20-17.)

#### 1195.34 APPEAL.

(a) An appeal may be taken to the North College Hill Board of Zoning Appeals by any persons aggrieved by any order, requirement or decision made by the North College Hill Building Department. The request for an appeal must be submitted by the party aggrieved by the action of written notice of violations. The appeal will be heard by the Board of Zoning Appeals and decision will be given within thirty days. An appeal to the Board of Zoning Appeals shall stay all proceedings in the furtherance of action appealed from.

(Ord. 17-2017. Passed 11-20-17.)

#### 1195.35 FEES.

(a) Mortgagees shall pay any required fees until the foreclosure is dismissed or until the property is transferred to a third party. The fees for various requirements are as follows:

- (1) Initial registration fee - \$500.00
- (2) Annual registration fee - \$500.00

(b) The fee is non-refundable and cannot be prorated.

(Ord. 17-2017. Passed 11-20-17.)

#### 1195.36 MAINTENANCE OBLIGATIONS OR MORTGAGEES.

(a) During the period that the property is registered, the owner shall have the obligations set forth in this section.

(1) All vacant foreclosed property registrations and re-registration forms shall be accompanied by a bond to the City of North College Hill, approved as to form by the Law Director in the penal sum of \$10,000, with surety or collateral security approved by the City Administrator conditioned upon the due observance during the term of the registration of all laws, ordinances, rules and regulations which are now in force or may hereafter be adopted by duly constituted authorities applicable to vacant foreclosed property registrations.

(2) Vacant and foreclosed property shall be maintained free of all outward appearances of foreclosure and vacancy during the registration period including:

- A. No signs or placards on the exterior of the building or in the windows indicating that the property is vacant.
- B. Grass shall be no higher than eight inches at any time and all weeds shall be removed.
- C. The premises shall remain secured and locked. Broken windows and doors which are not visible from the right-of-way may

be covered as stated in Ohio R.C. Chapter 2308.

(Ord. 17-2017. Passed 11-20-17.)

#### 1195.37 REGISTRATION OF VACANT PROPERTY.

(a) Within ten days the owner of any property within the City of North College Hill that falls within the definition of a vacant building as defined in this ordinance, shall submit a vacant property registration form for the property to the City of North College Hill Building Department.

(b) The vacant property registration form shall contain the following information:

- (1) Description of the property, including, but not limited to the street address and parcel number.
- (2) The name, street address and phone number of the authorized agent for court proceeding or administrative enforcement

proceeding on behalf of the mortgagee.

(3) On an annual basis the property owner shall pay the initial registration fee listed in this ordinance.

(4) The property owner shall notify the Building Department within ten days of a change of information on the foreclosed property registration form. The property owner shall also be responsible to notify the Building Department in writing when the property is transferred to a bona fide owner-occupant or an unaffiliated third party, the property is reoccupied or the property is sold, so the property may be removed from the registry. (Ord. 17-2017. Passed 11-20-17.)

#### 1195.38 REGISTRATION OF FORECLOSED PROPERTY.

(a) Within ten days of filing a foreclosure on property located within the City of North College Hill that is vacant at the time of filing, the owner shall submit a vacant foreclosed property registration for the property to the City of North College Hill Building Department.

(b) The vacant foreclosed property registration form shall contain the following information:

- (1) Description of the property, including, but not limited to the street address and parcel number.
- (2) The name, street address and phone number of the authorized agent for receiving notices of code violations and for receiving

process in any court proceeding or administrative enforcement proceeding on behalf of the mortgagee.

(3) On an annual basis the property owner shall pay the initial registration fee listed in this ordinance.

(4) The mortgagee shall notify the Building Department within ten days of a change of information on the foreclosed property registration form. The mortgagee shall also be responsible to notify the Building Department in writing when the property is transferred to a bona fide owner-occupant or an unaffiliated third party, the property is reoccupied or the property is sold, so the property may be removed from the registry.

(Ord. 17-2017. Passed 11-20-17.)

#### 1195.99 PENALTIES.

(a) Whoever violates any provision of the chapter is guilty of a misdemeanor of the fourth degree. Each day that any person continues to violate any provisions of this chapter shall constitute a separate offense.

(b) Registration fees, not paid by the owner/mortgagee shall be charged against the real estate upon which structure is located and shall be a lien upon such property. The amount charged will include the registration fee and a \$100.00 administration fee.

(Ord. 17-2017. Passed 11-20-17.)

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# #14

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, April 20, 2023 3:54:32 PM  
**Last Modified:** Thursday, April 20, 2023 3:54:54 PM  
**Time Spent:** 00:00:22  
**IP Address:** 24.123.62.134

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Page 1

## Q1

What is your name and jurisdiction?

Woodlawn

## Q2

No

Does your jurisdiction have a Vacant Property Registration Ordinance?

## Q3

Respondent skipped this question

Has the ordinance resolved the issues it was intended to resolve?

## Q4

Respondent skipped this question

What, if any, is the registration fee schedule?

## Q5

Respondent skipped this question

Did implementation require additional hiring?

## Q6

Respondent skipped this question

Please provide a copy of the ordinance to [SSD@NorwoodOhio.gov](mailto:SSD@NorwoodOhio.gov) and [CSmith@C4LG.org](mailto:CSmith@C4LG.org)