

ORDINANCE NO. 4926

AN ORDINANCE to amend and reordain Sections 8-1-130 through 8-1-140 of Article H, (REGISTRATION OF VACANT BUILDINGS), of Chapter 1 (BUILDING CODE), of Title 8 (BUILDING CODE REGULATIONS) of the Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 8-1-130 of The Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended and reordained to read as follows

ARTICLE H - Registration of Vacant Buildings

Sec. 8-1-130 - Vacant building registration.

(a) The owner of a building which has been continuously vacant for a period of 12 months or more and meets the definition of "derelict building" under Va. Code § 15.2-907.1 (1950 as amended) must register the building with the director of the department of code administration ~~provided that a building shall be deemed "continuously vacant," as that term is used in this subsection, even if it is sporadically or intermittently occupied during the 12 month period.~~

(b) "Director" shall mean the; director of the department of code administration or the director's designee.

(c) To register a building, the owner, or the owner's agent for the building, shall provide the following information to the director:

(1) the address of the vacant building;

(2) the name, address and telephone number of the owner and the owner's agent;

(3) the name, address and telephone number of a person(s) to contact in case of an emergency, if different from the owner or the owner's agent;

~~(4) a detailed statement which estimates how long the building is likely to remain vacant and the reasons for it remaining vacant during that period;~~

~~(5) proof that the owner or agent has implemented an on-going rodent abatement and prevention plan for the interior and exterior of the building and~~

(5) a description of the measures that will be taken while the building is vacant to ensure that the property is maintained in compliance with all applicable building and health codes;

(6) if the building is located in a historic district established by article X of the zoning ordinance of the City of Alexandria, or in any conservation or rehabilitation district established by city council, or in an area that has been declared blighted by city council, a description of the measures that will be taken to ensure that the building does not sustain significant structural damage due to neglect.

(d) The building owner shall pay an annual registration fee of ~~\$25~~100. The fee shall be paid at the time that the building is initially registered. For each subsequent year, or any part of such year, that the building remains continuously vacant, an annual and non-refundable fee of ~~\$25~~100 shall be paid within 15 days of the anniversary date of the building's initial registration.

(e) The director shall develop and make available a standardized form for registration. Completed forms shall be filed with and maintained by the director.

Section 2. That Section 8-1-131 of The Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended and reordained to read as follows.

Sec. 8-1-131 - Violations and penalties.

(a) Failure to register a vacant building as required by this article shall be a civil violation punishable by a civil penalty of ~~\$50~~200; provided, that failure to register a vacant building in a historic district established by article X of the zoning ordinance of the City of Alexandria, or in a conservation or rehabilitation district established by city council, or in an area that has been designated as blighted by city council, shall be punishable by a civil penalty of ~~\$250~~400.

(b) The director shall mail to the owner of a registered vacant building notice of the upcoming anniversary of the initial registration date and of the need to renew the registration of the building if it remains vacant. The notice shall warn the owner that a civil penalty will be imposed pursuant to this section if the owner fails to renew the registration within 15 days of the anniversary of the building's initial registration.

(c) Notice of the imposition of a civil penalty pursuant to this section shall be mailed to the owner, at the address to which property tax notices are sent, at least 30 days prior to the imposition of the penalty. The notice and any subsequent enforcement action shall comply with the provisions of city code section 1-1-11.

Section 3. That Sections 8-1-132 through 8-1-140 of The Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended and reordained to read as follows.

Secs. 8-1-132 through 8-1-140 - reserved.

Section 4. That this ordinance shall become effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE  
Mayor

Final Passage: February 21, 2015