Fees as follows

- Buildings vacant one year or less; $375.00
- Buildings vacant for more than one year but less than two years; $750.00
- Buildings vacant for more than two years but less than three years; $1,500.00
- Buildings vacant for more than three years but less than five years; $3000.00
- Buildings vacant for five years or longer; $5,000.00

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11/29/17

Vacant Building Ordinance

City of Dover Inspections & Planning

On June 26th, 2006, the Dover City Council adopted the Vacant Building Ordinance to reduce the negative impact that vacant buildings have on the surrounding businesses and neighborhoods.

DEFINITIONS

Vacant Building:

(1) Vacant building means a building, structure, or dwelling that has been unoccupied for more than three consecutive months; or a commercial tenant space greater than 10,000 square feet in an otherwise occupied building, that has been left unoccupied for more than three consecutive months.

Actively for Sale or Lease:

The building is being actively marketed through a licensed real estate broker or the owner who is regularly advertising the property in newspapers circulated in and around Dover. It is being offered for sale or lease at a cost of no more than 25% over market rate as determined by the City Assessor. The building must be in reasonable condition for sale or lease, including but not limited to: no trash has collected inside or outside of the building, the utilities are functional, and it us not being used as storage that is unrelated to the former use.

REGISTRATION:

There are two ways to register the building as vacant:

(i) The owner shall register with the city not later than 30 days after any building in the city becomes vacant, or

(ii) The Building Inspector or his designee, shall investigate any property that may be subject to registration. Based on his findings, the Building Inspector may register the property as a vacant building subject to this chapter.

a. Notice will be sent to the Property Owner notifying them of the Building being registered as vacant.

RESPONSIBLE PERSON:

The vacant building shall have a person or agency that lives in the county listed as the responsible person.

You have the right to appeal to the construction and property maintenance code board of appeals. Such appeal must be filed, in writing, within 30 days .

EXEMPTIONS:

1. The following are exempt from the registration: (i) The building has fire damage. The owner has 90 days to file for a permit to start construction or demolition or it will be determined a vacant property.

2. The following properties shall be registered as vacant, but they are exempt from the registration fee: (i) The building is actively being offered for sale or lease for a maximum period of 5 years. After such time this ordinance will be in effect. Proof of activity shall fall on the owner to provide. (*See definition*). (ii) The owner has obtained a building permit and is progressing in an expedient manner to prepare the premises for occupancy. (iii) The property is in probate or where the owner has entered a long term care facility within six months of the building being vacant. (iv) The property is currently undergoing environmental cleanup or assessment.

(c) Failure to register. If the owner of the property fails to register the property with the City of Dover within thirty (30) days of notification to do so by the City of Dover staff, then the property owner/agent may not be entitled to exemption from the fees.