



City of Rochester
400 SIXTH STREET
ROCHESTER, MICHIGAN 48307
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ABANDONED VACANT BUILDINGS REGISTRATION

The Rochester City Code, Chapter 20, Article VI – Abandoned Vacant Buildings, requires that properties meeting specific criteria be registered with the Rochester Fire Department within 45 days of vacancy. The City of Rochester has determined that the presence of abandoned vacant buildings may create an element of blight, thereby lowering property values, leads to deteriorating housing conditions, undermines the quality of life, affects the public health, safety and general welfare of its citizenry and can also result in human injury and criminal activities.

PROPERTY THAT IS LISTED FOR SALE AND/OR FOR LEASE SHALL NOT BE CONSIDERED ABANDONED VACANT PROPERTY UNDER THIS ORDINANCE.

The fee for registration is \$100.00 and the inspection fee is \$50.00, for a total fee of \$150.00. A property must be vacant for 30 days or more and meet any of the following criteria:

1. Has one or more broken or boarded windows;
2. Has utilities disconnected or not in use;
3. Is not maintained in compliance with this article including, but not limited to, building safety, fire safety, and code enforcement regulations;
4. Is only partially completed and is not fit for human occupancy and there are no active building permits for the property that will result in restoration of the premises to be safe and habitable condition; or
5. Shows evidence of vacancy, which would lead a reasonable person to believe the property is vacant. Such conditions include, but are not limited to, overgrown and/or dead vegetation, accumulation of newspapers or other regularly delivered item, abandoned vehicle, conditions of blight, or evidence of property foreclosure.

ADDRESS OF
PROPERTY: _____

OWNER
NAME: _____ PHONE: _____

OWNER
ADDRESS: _____

CITY/STATE/ZIP: _____

RESPONSIBLE
PERSON: _____ PHONE: _____

CURRENT
ADDRESS: _____

CITY/STATE/ZIP: _____

MAILING
ADDRESS: _____

E-MAIL
ADDRESS: _____ FAX#: _____

REASON FOR
VACANCY: _____

This registration is valid for 365 days. Information must be kept current pursuant to Section 20-274 of the City Code. A new registration must be filed within 10 days with valid, current information. There is no fee to update an existing registration.

The Rochester Fire Department will inspect the property upon registration pursuant to Section 20-275 of the City Code.

I am the owner of the property listed and submit that the information provided is accurate to the best of my knowledge.

I am the agent of the owner of the property listed and submit that the information provided is accurate to the best of my knowledge and I **have provided written authorization from the owner authorizing me to submit this registration.**

Signature/Printed Name

A property registered under this Section of the City Code shall not be occupied until a Certificate of Occupancy has been issued the City within 30 days immediately prior to occupancy.

RETURN TO: Rochester Fire Department
 277 East Second Street
 Rochester, MI 48307

FEE: \$150.00 Checks can be made out to CITY OF ROCHESTER

Sec. 20-276. - Maintenance and security requirements.

An owner of abandoned vacant property shall comply with the requirements of all applicable building and existing structures/property maintenance codes and ordinances including, but not limited to, the following maintenance and security requirements:

(1)

Property shall be kept free from weeds, grass more than six inches high, dry brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded items, including, but not limited to, furniture, clothing, large and small appliances, printed material, signage, containers, equipment, construction materials or any other items that give the appearance that the property is abandoned.

(2)

Property shall be maintained free of graffiti, tagging, or similar markings.

(3)

All visible front and side yards shall be landscaped and properly maintained. Landscaping includes, but is not limited to, grass, ground covers, bushes, trees, shrubs, hedges, or similar plantings. Maintenance includes, but is not limited to, cutting, pruning, and mowing of required landscaping and removal of all trimmings.

(4)

Pools, spas, and other water features shall be covered with an industry approved safety cover and shall also comply with all applicable minimum security fencing and barrier requirements.

(5)

Property shall be secure so as not to be accessible to unauthorized persons. Secure includes, but is not limited to, the closure and locking of windows, doors, gates and any other opening that may allow a person to access the interior of the building. Broken windows must be repaired or replaced with like glazing materials within 14 days, except as otherwise provided in the building code. Boarding up of open or broken windows is prohibited except as a temporary measure not to exceed 14 days.

(6)

Electrical power and natural gas shall be provided to all building(s) to power all mechanical equipment to maintain a minimum ambient interior temperature of not less than 45 degrees F during the months of September through April of each calendar year if the vacant property is equipped with an operable fire suppression system and to power a sump pump, if equipped with a sump pump. Water shall be shut off at the street and the owner shall have the building properly winterized.

(Ord. No. 2011-01, 1-10-2011)