

ORDINANCE NO. 2021-22

AN ORDINANCE AMENDING SECTION 1343.06 OF THE CODIFIED ORDINANCES

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL FOR THE CITY OF ST. MARYS, OHIO:

SECTION 1. That Section 1343.06 of the Codified Ordinances of the City be amended to read as follows:

1343.06 REGISTRATION FEES.

(a) The annual registration fee for a Residential Vacant building shall be two hundred fifty dollars (\$250.00) for the first year the building remains vacant. For every consecutive year that the building remains vacant, the annual registration fee shall be assessed at double the previous year's registration fee amount for a maximum annual registration fee equaling the five (5) year registration fee of four thousand dollars (\$4,000.00) which shall be the registration fee for the fifth and all consecutive, subsequent years of vacancy. The annual registration fee for a Residential Vacant building shall be based on the duration of time the building has been vacant regardless of a change in ownership.

(b) The annual registration fee for a Vacant Commercial and Industrial Building registration shall be a minimum of four hundred dollars (\$400.00) and may be increased above that amount. The amount of the increase shall be reasonably related to the administrative costs of the Vacant Commercial and Industrial Building registration process and for the costs incurred by the City in monitoring the Vacant Commercial or Industrial Building site. The amount in excess of the minimum annual registration fee amounts shall be reasonably related to the costs incurred by the City for hazard abatement, repair and/or demolition of vacant commercial and industrial buildings in addition to the continued administrative costs. Money collected under this section shall be used exclusively for the administration and enforcement of this Chapter.

(c) The annual registration fee for a Vacant Commercial or Industrial Building shall be based on the duration of time the building has been vacant regardless of a change in ownership. The owner of a vacant commercial or industrial building shall pay an annual registration fee of four hundred dollars (\$400.00) for the first year the building remains vacant. For every consecutive year that the building remains vacant, the annual registration fee shall be assessed at double the previous year's registration fee amount for a maximum annual registration fee equaling the five (5) year registration fee of six thousand four hundred dollars (\$6,400.00) which shall be the registration fee for the fifth and all consecutive, subsequent years of vacancy.

(d) The registration fee shall be paid in full prior to the issuance of any building permits. The Fire Chief shall refund the vacant commercial or industrial building registration fee paid if the subject building is brought into compliance with standards of the Ohio Building Code and re-occupied within one year of payment of the annual registration fee. The refund shall be for the amount of the registration fee paid during the year in which the building was approved for re-occupancy. Registration fees paid in previous years shall not be refunded.

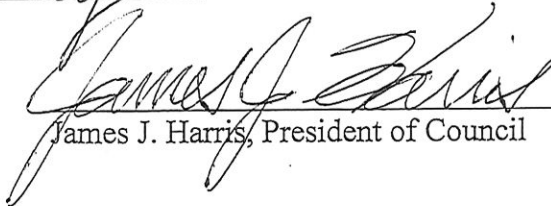
(e) If a registration form is filed late, an additional late fee shall be paid in addition to the annual registration fee and shall be equal to the annual registration fee or one thousand dollars (\$1,000.00), whichever is less.

(f) All delinquent registration fees shall be paid by the owner prior to any transfer of an ownership interest in the Vacant Commercial or Industrial building.

(g) If an owner or person in control of a Residential Vacant, Vacant Commercial or Industrial Building or a purchaser fails, neglects, or refuses to pay a registration fee within the time ordered pursuant to this section, then the Fire Chief shall so notify the City Auditor. The City Auditor shall certify the registration fee to the County Auditor. In addition to the registration fee, an interest rate equal to the current rate of interest charged by the City on special assessments shall be imposed by the City for the life of the registration fee, added to the registration fee, and collected as provided in this section. The City Auditor shall then certify the amount of the registration fee, including interest, to the County Auditor. The County Auditor shall enter the amount on the tax duplicate of the County as a special assessment against the person's real estate that is subject to the registration fee. (Ord. 2019-27. Passed 11-11-19.)

SECTION 2. That Section 1343.06 of the Codified Ordinances of the City as it existed prior to the adoption of this ordinance is hereby repealed.

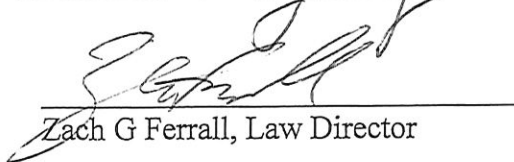
Passed this 26th day of July, 2021.


James J. Harris, President of Council

ATTEST:


Debra Kable, Clerk of Council

Approved by the Law Director this 26th day of July, 2021.


Zach G Ferrall, Law Director

Approved this 26th day of July, 2021.


Patrick J. McGowan, Mayor

This Ordinance prepared by
Zach G Ferrall, Director of Law
146 East Spring Street
St. Marys, OH 45885

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