Advanced Code Enforcement
Issues

September 23, 2014
Valdosta, GA
Heir Property

• All attempts are made to locate as many heirs as possible.
• All heirs located are involved with the process.
• Any communication relating to the property will be done with ALL located heirs.
• Communication can include letters, citations, or court appearances.
• Generally action is taken by the families prior to the need for court intervention.
Funding Demolitions

• All attempts are made by our Department to get the owners of a property to complete a demolition.

• If demolition is not conducted by owner, the City of Tifton has funds set aside for the demolition.

• All demolitions completed by the City of Tifton have liens placed on the property by the City in order to recoup expenses.
Strategies for “Getting the Attention” of Property Owners

• Complete area assessments
• Form a plan from assessments for the area.
• General presence in the communities.
• Consistent and timely enforcement.
• Public awareness through chosen medias.
• Promote positive change.
Case Study in Heir Demolition

• July 2011 Case opened upon start of department. Property was secured and yards cleaned and case closed.

• June 2012 Case opened for accumulation, overgrown, and building issues. Owner corrected problems and case was closed.

• August 2012 Case opened for accumulation. Property had become “Community Dump Site”. Owners corrected the problem and case was closed.
Case Study Continued (1)

- May 2013 Case was opened for overgrown. Problem was corrected by the owner.
- August 2013 Case was opened for overgrown. Problem was corrected by the owner.
- August 2013 During investigation the buildings were found to be in a state of disrepair. Determination was made to keep the case open due to the dilapidation.
Case Study Continued (2)

• Owners refused to correct problems stating issues with estate settlement.
• Finally in February 2014, a remodel permit for the house and a demo permit for the outbuilding was issued. No action was taken on either by the owners.
• Court action was taken on all heirs and several opportunities for correction were given by the Court.
Case Study Continued (3)

• After no correction, the court issued a demolition order to the City.
• Demolition of the property was completed in September 2014 and owners will be liable for the cost.
• Property upkeep will remain the responsibility of the owners.
• Lot is currently available for redevelopment.
Photos of Property
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Summary

• We always attempt to allow time for owner(s) to correct, but must keep within allowable timeframes.

• We attempt to correct problems at the “Least Possible Level”

• We always keep in mind that this is part of an overall redevelopment plan for our city.
Summary Continued

• It takes time! More time that most would believe.

• The end results are, however positive in that a lot is available for development and this development may be the catalyst for the rejuvenation of a community.

• Our ultimate purpose is to provide an exceptional quality of life for the citizens of Tifton.