



# 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





# Photos of Property



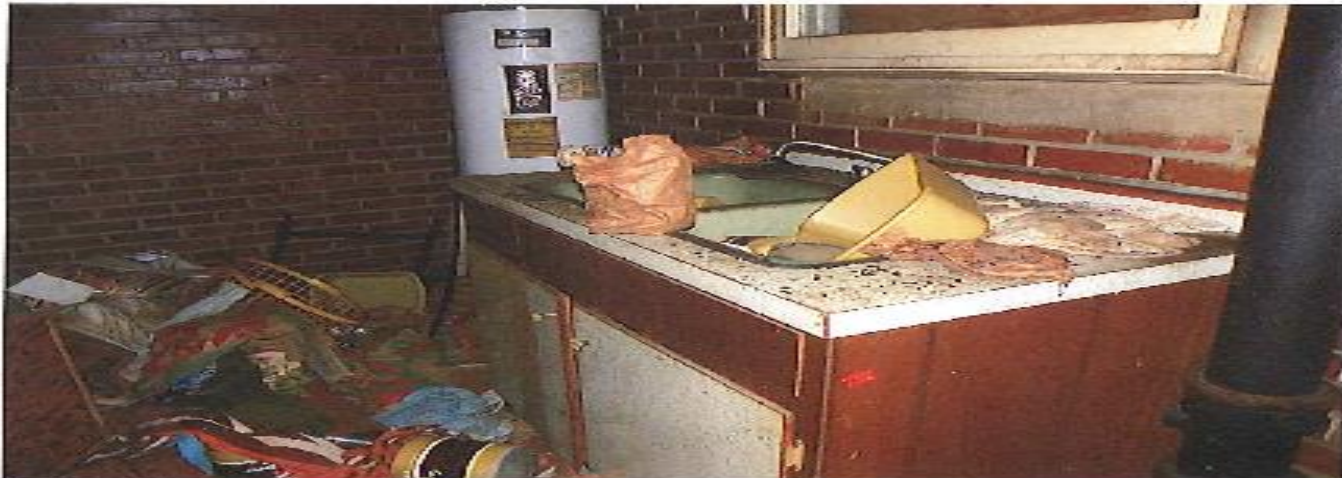
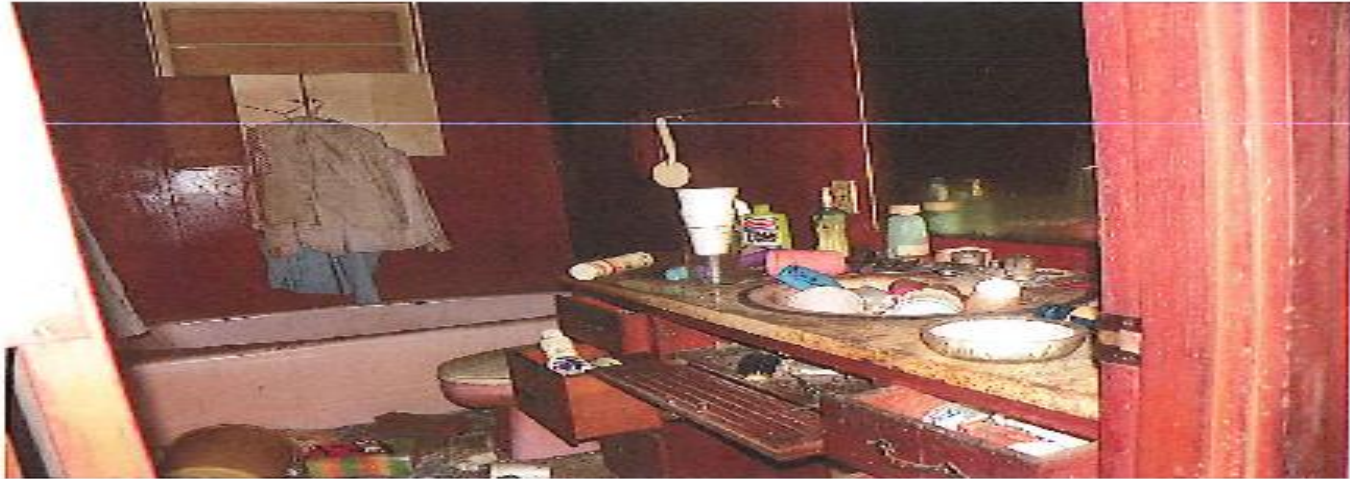


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# Summary

- 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 than 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.