

ORDINANCE NO. 106-2021

**AN ORDINANCE TO AMEND SECTION 1399.05 EXEMPTIONS TO VACANT
PROPERTY REGISTRATION OF THE CODIFIED ORDINANCES FOR THE CITY
OF REYNOLDSBURG**


NOW, THEREFORE; BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO, that:

SECTION 1. That Section 1399.05 Exemptions to Vacant Property Registration of the Codified Ordinances for the City of Reynoldsburg be amended as follows:

See attached Exhibit A

SECTION 2. Upon adoption by Council, this Ordinance shall be in effect thirty days following the signature by the Mayor.

PASSED this 26th day of July, 2021.



Leanora Jenkins, Council President

ATTEST: 

Mollie Prasher, Clerk of Council

APPROVED: 

Joe Begeny, Mayor

DATE: 

1399.05 EXEMPTIONS

1. A building under active construction/ renovation and having a valid building permit(s) at the time of the initial inspection shall be exempt from the registration until the expiration of the longest-running currently active building permit.
2. A building that has suffered fire damage or damage caused by extreme weather conditions shall be exempt from the registration requirement for a period of ninety (90) days if the owner submits a request for exemption in writing to the Designated City Official. The request shall include the names and addresses of the owner or owners, and a statement of intent to repair and reoccupy the building in an expedient manner, or the intent to demolish the building.
3. A building that is for sale shall be exempted for a period of twelve (12) months from the start of the vacancy, provided that the owner submits proof to the Designated City Official of such listing and for-sale status.
4. The Designated City Official shall have discretion to grant additional exemptions for any building and property for which there are no observable violations of the property maintenance code of the City and where circumstances justify such exemption.
5. Any owner of a vacant building may request an exemption from the provisions of this Chapter by filing a written application with the City who shall timely consider the same. In determining whether a request for exemption should be granted, the Designated City Official or designee shall consider the following:
 - a. The applicant's prior record as it pertains to Property Maintenance Code Violations.
 - b. The amount of vacant property the applicant currently has within the City of Reynoldsburg.
 - c. The length of time that the building for which the exemption is sought has been vacant.
 - d. The Designated City Official shall approve with conditions, or reject the completed application for exemption within thirty (30) days of receiving it.