

Ordinance No. 6537

AN ORDINANCE OF THE CITY OF PARSONS, KANSAS AMENDING SECTIONS 473-11 AND 473-12 OF THE PARSONS CITY CODE CHANGING THE ANNUAL FEES TO REGISTER A VACANT STRUCTURE AND EXCEPTING PROPERTIES OWNED BY THE LAND BANK AND CITY OF PARSONS.

Section 1. Section 473-11 of the Parsons City Code is hereby amended to read as follows (bold italics indicate changed language):

473-11. Registration and maintenance requirements for Abandoned and Chronically Vacant buildings; fees.

(a) The owner of an abandoned or chronic vacant building shall register the building with the City within twenty (20) days of service of a written Notice provided to the owner or agent of the existence of the abandoned or chronic vacant building, or show cause in writing to the public officer as to why the building is not abandoned or chronically vacant. If the owner contends that the building is neither abandoned nor chronically vacant then such owner shall provide the public officer with such information as the owner requests the public officer to consider in making his or her determination. The public officer shall render his or her written decision within ten (10) days of the notice that the owner challenges the initial notice that the building was abandoned or chronically vacant.

(b) The required registration shall be submitted on the form provided by the City, which form shall include the name, current mailing address, phone number and any other contact information of the owner; the names and addresses of all known lienholders and all other parties with a legal or equitable ownership interest in the building; the common address of the building and parcel tax identification number. The form shall also include a timetable for:

- (1) Returning the abandoned or chronically vacant building to appropriate occupancy or use; or
- (2) Marketing the chronically vacant building pursuant to the provisions of Section 473-12.

(c) For every subsequent year a building remains abandoned or chronically vacant beyond the initial registration period, the owner of the abandoned or vacant building must:

- (1) re-register the building, by paying the appropriate fees, and
- (2) submit an updated plan for either returning the building to appropriate occupancy or use, or marketing the property.

(d) Upon registration, the City shall provide the following incentives toward active marketing of the residential or commercial building:

- (1) Waive zoning fees, if applicable.
- (2) Provide solid waste removal, water, and sewer service for sixty (60) days at a reduced cost of fifty percent of the normal bill for these services with the total

benefit to not exceed \$200.00 if the building is leased within ninety (90) days of initial registration within the guidelines adopted by the City Council and effective at the date of occupancy; and

- (3) If the building requires remodeling, waive permit fees if remodeling occurs within ninety (90) days of initial registration.

(e) If the owner of an abandoned or chronically vacant building does not reside in Parsons County for at least six (6) months a year, then such owner must designate a resident agent with authority to act with respect to the property, including name, current mailing address, phone number and any other contact information of the owner's agent.

(f) Any subsequent owner of a registered abandoned or chronically vacant building must amend the registration with the public officer to include the new owner within thirty (30) days of any transfer of any ownership interest in the abandoned or chronic vacant building, but is not liable for an additional registration fee for the period for which it has been registered.

(g) The owner of an abandoned or chronically vacant building must keep the building and any adjoining property secure, safe, and maintained in compliance with all federal, state and local ordinances and regulations.

(h) Any building required to be registered herein shall pay a registration fee of \$200.00 per year for a residential building and \$400.00 per year for a commercial/industrial building. Funds derived from said fee shall be used to offset the City's cost of inspections and incentives as found in subsection (d).

Section 2. Section 473-12 of the Parsons City Code is hereby amended to read as follows (bold italics indicate changed language):

473-12. Exception to Registration Fees for Chronically Vacant Buildings.

A chronically vacant building shall be exempt from the registration fee required pursuant to Section 473-11, for so long as any of the following requirements are being met:

(a) Buildings marketed as "for rent" by signage, in a newspaper or in an online listing by organizations who provide real estate listings at a fair market value rental rate based upon market rental rates for comparable properties. The owner may show entitlement to this exemption by submitting evidence of marketing to the City. In the event that active marketing ceases or six months have passed from the time the structure was marketed for rent without the structure being occupied, the building in question shall be immediately subject to registration fees.

(b) Buildings which are being actively marketed as "for sale" by a licensed real estate broker or by the owner and advertised as such in a newspaper or listed on a recognized online website. The owner may show entitlement to this exemption by submitting evidence of marketing to the City. In the event that active marketing ceases, the building in question shall be immediately subject to Registration.

(c) A building for which the owner executes a valid affidavit on a form provided by the City attesting that the owner intends to resume occupancy of the building within 180 days. Failure

to actually resume occupancy of the building within 180 days will result in imposition of the registration fee that was exempted under this section, as well as any reregistration fees then becoming due.

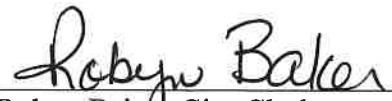
(d) Any building is owned by the Parsons Land Bank or City of Parsons.

Section 3. This Ordinance shall take effect and be in full force after its publication in the official city newspaper.

PASSED by the Governing Body of the City of Parsons, this 27th day of June, 2023.


Eric Strait, President of the Board

ATTEST:


Robyn Baker, City Clerk