

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2007**

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**HOUSE BILL 510\***

Short Title: Ayden Unfit Dwellings.

(Local)

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Sponsors: Representative McLawhorn.

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Referred to: Local Government II.

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March 7, 2007

1                                   A BILL TO BE ENTITLED  
2 AN ACT AUTHORIZING THE TOWN OF AYDEN TO ORDER DWELLINGS  
3 DETERMINED UNFIT FOR HUMAN HABITATION REPAIRED OR  
4 DEMOLISHED AFTER A PERIOD OF SIX MONTHS.

5 The General Assembly of North Carolina enacts:

6           **SECTION 1.** G.S. 160A-443(5b) reads as rewritten:

7           "(5b) If the governing body shall have adopted an ordinance, or the public  
8 officer shall have:

9           a.     In a municipality other than municipalities with a population in  
10 excess of 190,000 by the last federal census, issued an order,  
11 ordering a dwelling to be repaired or vacated and closed, as  
12 provided in subdivision (3)a, and if the owner has vacated and  
13 closed such dwelling and kept such dwelling vacated and closed  
14 for a period of ~~one year~~six months pursuant to the ordinance or  
15 order;

16           b.     In a municipality with a population in excess of 190,000 by the  
17 last federal census, commenced proceedings under the  
18 substandard housing regulations regarding a dwelling to be  
19 repaired or vacated and closed, as provided in subdivision (3)a.,  
20 and if the owner has vacated and closed such dwelling and kept  
21 such dwelling vacated and closed for a period of ~~one year~~six  
22 months pursuant to the ordinance or after such proceedings  
23 have commenced,

24 then if the governing body shall find that the owner has abandoned the  
25 intent and purpose to repair, alter or improve the dwelling in order to  
26 render it fit for human habitation and that the continuation of the  
27 dwelling in its vacated and closed status would be inimical to the  
28 health, safety, morals and welfare of the municipality in that the  
29 dwelling would continue to deteriorate, would create a fire and safety

1 hazard, would be a threat to children and vagrants, would attract  
2 persons intent on criminal activities, would cause or contribute to  
3 blight and the deterioration of property values in the area, and would  
4 render unavailable property and a dwelling which might otherwise  
5 have been made available to ease the persistent shortage of decent and  
6 affordable housing in this State, then in such circumstances, the  
7 governing body may, after the expiration of such ~~one year~~six-month  
8 period, enact an ordinance and serve such ordinance on the owner,  
9 setting forth the following:

- 10 a. If it is determined that the repair of the dwelling to render it fit  
11 for human habitation can be made at a cost not exceeding fifty  
12 percent (50%) of the then current value of the dwelling, the  
13 ordinance shall require that the owner either repair or demolish  
14 and remove the dwelling within 90 days; or
- 15 b. If it is determined that the repair of the dwelling to render it fit  
16 for human habitation cannot be made at a cost not exceeding  
17 fifty percent (50%) of the then current value of the dwelling, the  
18 ordinance shall require the owner to demolish and remove the  
19 dwelling within 90 days.

20 This ordinance shall be recorded in the Office of the Register of Deeds  
21 in the county wherein the property or properties are located and shall  
22 be indexed in the name of the property owner in the grantor index. If  
23 the owner fails to comply with this ordinance, the public officer shall  
24 effectuate the purpose of the ordinance.

25 ~~This subdivision applies to the Cities of Eden, Lumberton,~~  
26 ~~Roanoke Rapids, and Whiteville, to the municipalities in Lee County,~~  
27 ~~and the Towns of Bethel, Farmville, Newport, and Waynesville only."~~

28 **SECTION 2.** This act applies to the Town of Ayden only.

29 **SECTION 3.** This act is effective when it becomes law.