

<b>Topics:</b>	Displacement; Vacant & Distressed Properties
<b>Resource Type:</b>	Planning Documents and Policy Statements
<b>State:</b>	Ohio
<b>Jurisdiction Type:</b>	Municipal
<b>Municipality:</b>	City of Cincinnati
<b>Year (adopted, written, etc.):</b>	2018
<b>Community Type- applicable to:</b>	Urban; Suburban
<b>Title:</b>	Vacant Building Maintenance Licensing Program
<b>Document Last Updated in Database:</b>	June 2, 2022

### ***Abstract***

Cincinnati, Ohio enacted the Vacant Building Maintenance Licensing Program that utilizes code enforcement and registration strategies. Cincinnati's program requires vacant-building owners who do not have a satisfactory development plan and proof of financing to apply for a vacant building license

### ***Resource***

§ 1101-129. Fees for Vacated Building Maintenance Licenses.

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*Latest version.*

- 1101-129.1 Application Fee: The fee for application for a vacated building maintenance license is based on the duration of time the building has been ordered vacated or kept vacated as determined by the following scale:
  - \$900 for properties that have been ordered vacated or kept vacant for less than one year;
  - \$1,800 for properties that have been ordered vacated or kept vacant for at least one year but less than two years;
  - \$2,700 annually for properties that have been ordered vacated or kept vacant for at least two years but less than five years;

- \$3,500 annually for properties that have been ordered vacated or kept vacant for at least five years.

The fee shall be paid at the time of application and deposited in the building hazard abatement fund. Such rates shall go into effect upon the effective date of the ordinance which implements the fee structure contained in this section. Upon any initial application for a license, or upon the first renewal of a license following the implementation of the above-listed fee structure, all persons shall initially be required to pay the \$900 fee, and will thereafter pay the designated annual fee based on the graduated rate listed herein.

1101-129.2 Renewal Fee: The fee for renewal of a vacated building maintenance license to be determined by the scale in § 1101-129.1, shall be paid at the time of application for renewal and deposited in the building hazard abatement fund. A renewal license shall expire on the annual renewal date. The annual renewal date shall be the anniversary of the date notice of violation is given pursuant to [Section 1101-61](#) CBC wherein the building or portion thereof was initially ordered to be vacated or kept vacant.

1101-129.3 Late Fee: In addition to the amount assessed for the VBML license, the director of buildings and inspections shall charge a late fee equal to the license or renewal fee or \$1,000, whichever is less, if the owner or person in control fails to obtain a vacated building maintenance license within the time provided by § 1101-77.2 CBC or if the owner or person in control fails to apply for renewal of a vacated building maintenance license before the annual renewal date. The annual renewal date shall be the anniversary of the date notice of violation is given pursuant to [Section 1101-61](#) CBC wherein the building or portion thereof was initially ordered to be vacated or kept vacant. Unpaid Late Fees shall be considered a debt collectible pursuant to Section 1101-129.3A.

1101-129.3A Fee as a Debt to the City: If the owner or person in control fails to pay the amount due for the license, for renewal of the license, or as a fine for being out of compliance with the vacant building requirements, said amount shall constitute a debt due and owing to the city, and the city may commence a civil action to collect such unpaid debt.

1101-129.5 Request for Suspension of Fees: The director may suspend liability for payment of all or a portion of VBML fees in the manner described in [Section 1101-80](#).

(Ordained by Ord. No. 67-1996, eff. Apr. 5, 1996; a. Ord. No. 311-1997, eff. Sept. 4, 1997; a. Ord. No. 59-2006, eff. April 14, 2006; a. Ord. No. 366-2008, §§ 2, 3, eff. Oct. 29, 2008; a. Ord. No. 418-

2010, § 26, eff. Nov. 24, 2010; Emer. Ord. No. 045-2011, §§ 8—10, eff. Feb. 16, 2011; Emer. Ord. No. 238-2015, § 35, eff. July 1, 2015; a. Ord. No. 345-2017, § 1, eff. Jan. 20, 2018)