

ARTICLE 1728
Vacant Property Review Committee

1728.01	Purpose.	1728.04	Meetings.
1728.02	Definitions.	1728.05	Term of service.
1728.03	Function.	1728.06	Committee chairman.

CROSS REFERENCES
Blighted property removal - see 35 P.S. §1712.1

1728.01 PURPOSE.

The purpose of the Vacant Property Review Committee shall be to determine which vacant properties, located within the City, should be acquired by the Redevelopment Authority pursuant to the "Urban Redevelopment Law" Act of May 24, 1945, PA Law 991-385, as amended, and the "Property Rights Protection Act" of May 4, 2006, 26 Pa.C.S.A. §201 et seq. (Ord. 52-2022. Passed 10-18-22.)

1728.02 DEFINITIONS.

As used in this article, the following terms shall have the following meanings:

- (a) "Vacant Property Review Committee" means a committee made up of five members whose job it shall be to certify to the Redevelopment Authority any structures that have been determined to be blighted and subject to acquisition under the terms of this article. The Committee shall be made up of five members as follows: one member being the Director of Community Development or their designee; one member being from the Redevelopment Authority of the City of York; one member being from the Planning Commission; one member being from the Council; and one member being from the public at large, to be designated by the Mayor.
- (b) "Blighted property." The term includes:
 - (1) A premises:
 - (i) Ascertained to be a public nuisance due to physical condition or use and regarded as such at common law and deemed to be a danger to public health, safety and welfare or public nuisance in accordance with the City of York's Property Maintenance Code; or
 - (ii) The condition of which contains an attractive nuisance created by physical condition, use or occupancy, including abandoned water wells, shafts, basements, excavations and unsafe fences or other structures, or which contains an unauthorized entry, unsafe equipment or other safety risk.
 - (2) A dwelling that has been condemned or otherwise deemed unfit for occupancy or use by the local authority having jurisdiction due to dilapidated, unsanitary, unsafe or vermin-infested condition or that is lacking in the facilities and equipment as required by the Pennsylvania Construction Code Act.
 - (3) A structure determined by the local authority having jurisdiction to be a fire hazard or otherwise that could easily catch fire or cause a fire and endanger public health, safety and welfare.
 - (4) A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.
 - (5) A property that is vacant and has not been rehabilitated within one year from receipt of notice for corrective action as issued by the local authority

having jurisdiction, except a property where a valid construction permit is in place.

- (6) A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition of a structure previously located on the property and for which no payments on the lien have been made for a period of 12 months.
- (7) A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate and property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority to determine the taxable value of the property.
- (8) A property that has been declared abandoned in writing by the owner, including an estate that is in possession of the property.
(Ord. 52-2022. Passed 10-18-22.)

1728.03 FUNCTION.

The Vacant Property Review Committee and the Planning Commission, upon making a determination that any property is blighted within the terms of this article and the enabling legislation, must certify such blighted property to the Redevelopment Authority in accordance with the provisions of law. The Redevelopment Authority shall then have the powers under law to acquire such blighted property and to hold, clear, manage and/or dispose of such property for residential and related reuse and commercial or industrial reuse.
(Ord. 52-2022. Passed 10-18-22.)

1728.04 MEETINGS.

The Vacant Property Review Committee should meet at least four times a year at regularly scheduled intervals. Notice of Committee meetings shall be publicly advertised. Three members shall constitute a quorum.
(Ord. 52-2022. Passed 10-18-22.)

1728.05 TERM OF SERVICE.

The term of service of the first five members of the Vacant Property Review Committee shall be five years. Any member of the Committee who moves his residence from the City shall create a vacancy on the Committee. An appointment to fill a vacancy shall be only for the unexpired portion of the term so vacated. An appointed official's term on the Committee shall never exceed his term in the appointed office.
(Ord. 52-2022. Passed 10-18-22.)

1728.06 COMMITTEE CHAIRMAN.

The Vacant Property Review Committee shall at all times have an elected chairperson who shall be authorized to call meetings of the Committee to order. The chairperson shall see that all adopted rules and procedures of the Committee are followed. The chairperson will conduct all Committee meetings, which shall be open to the public.
(Ord. 52-2022. Passed 10-18-22.)