

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2001

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SENATE BILL 1366

Short Title: Greensboro-Require Housing Repairs. (Local)

Sponsors: Senators Hagan; and Martin of Guilford.

Referred to: State and Local Government.

June 12, 2002

1 A BILL TO BE ENTITLED
2 AN ACT TO AUTHORIZE THE CITY OF GREENSBORO TO REQUIRE OWNERS
3 OF RESIDENTIAL PROPERTY TO REPAIR HOUSING TO MEET MINIMUM
4 CODE STANDARDS.

5 The General Assembly of North Carolina enacts:

6 SECTION 1. G.S. 160A-443(3) reads as rewritten:

7 "§ 160A-443. Ordinance authorized as to repair, closing, and demolition; order of
8 public officer.

9 Upon the adoption of an ordinance finding that dwelling conditions of the character
10 described in G.S. 160A-441 exist within a city, the governing body of the city is hereby
11 authorized to adopt and enforce ordinances relating to dwellings within the city's
12 territorial jurisdiction that are unfit for human habitation. These ordinances shall include
13 the following provisions:

14 ...

15 (3) That if, after notice and hearing, the public officer determines that the
16 dwelling under consideration is unfit for human habitation, he shall
17 state in writing his findings of fact in support of that determination and
18 shall issue and cause to be served upon the owner thereof an order,

19 a. If the repair, alteration or improvement of the dwelling can be
20 made at a reasonable cost in relation to the value of the
21 dwelling (the ordinance of the city may fix a certain percentage
22 of this value as being reasonable), requiring the owner, within
23 the time specified, to repair, alter or improve the dwelling in
24 order to render it fit for human habitation or to vacate and close
25 the dwelling as a human habitation; or

26 b. If the repair, alteration or improvement of the dwelling cannot
27 be made at a reasonable cost in relation to the value of the
28 dwelling (the ordinance of the city may fix a certain percentage
29 of this value as being reasonable), requiring the owner, within

1 the time specified in the order, to remove or demolish such
2 dwelling. However, notwithstanding any other provision of law,
3 if the dwelling is located in a historic district of the city and the
4 Historic District Commission determines, after a public hearing
5 as provided by ordinance, that the dwelling is of particular
6 significance or value toward maintaining the character of the
7 district, and the dwelling has not been condemned as unsafe, the
8 order may require that the dwelling be vacated and closed
9 consistent with G.S. 160A-400.14(a)."

10 **SECTION 2.** This act applies to the City of Greensboro only.

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