

Overgrown weeds, trash, and debris on vacant properties and lots create public nuisances that detract from neighborhood beauty, health, and safety. Property Maintenance Code §1749.03 allows the City and its contractors to cut the grass on vacant properties and lots and then recover those costs from the owner.

Keep your lots clean, cut and green!

Everyone is responsible for the future of Youngstown's neighborhoods. If there is a property that requires attention, please contact the City at:



<http://www.youngstownohio.gov/>



(330)742-8888

A neighborhood is only as safe and healthy as the worst property on the block!

City of Youngstown

Property Code Enforcement and Demolition Office
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VACANT PROPERTIES & DEMOLITION



Vacant properties, unsafe buildings, and vacant lots can decrease property values, attract crime, inspire fear and threaten the health of an entire neighborhood. Based on a February 2016 block-by-block inventory of the City, the Youngstown Neighborhood Development Corporation found close to 4,000 vacant properties in need of demolition.

This guide explains how property owners and community members can take care of vacant properties, describes the legal actions the City can take, and how everyone working together can revitalize city neighborhoods throughout Youngstown.

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What are Vacant Properties?

City code section [546.02](#) defines “*vacant properties*” as structures that are not lawfully occupied or are abandoned by the owner(s). Vacant properties pose threats to public safety and welfare when there exists:

- overgrown or dead vegetation
- accumulation of newspapers, flyers, mail, etc.
- presence of junk, litter, trash or debris
- absence of windows, furnishing, and personal belongings.

City’s Responsibilities & Actions

The Code Enforcement and Demolition Office oversees Youngstown’s vacant property and demolition activities. The City first works with owners and banks to guide them to properly address vacant properties and unsafe structures. The City can abate these public nuisances and charge the costs of cleanup, boarding, and demolition against the property and recover the costs from the property owner.

For more information and to view City Code § 546.14, visit <http://www.youngstownohio.gov/> and look under *City Charter and Codified Ordinances* under the *City Hall* tab.

Owner’s Responsibilities

The Property Code Enforcement and Demolition Office also administers the [Vacant Property Registration Program](#). No matter who you are, property owners, businesses, and banks have a legal duty to register, maintain and secure any vacant property so it does not threaten public health and safety. Code Section [546.14](#) provides that owners must:

- 1. Register their vacant properties each year with the City’s Rental/Vacant Property Registration Program.** The cost for registration is \$100 per residential property per year.
- 2. Maintain property in proper conditions, for example:**
 - Secure the property – all doors and windows
 - Ensure that the property is free of trash and debris
 - Maintain the lawn (not longer than 8 inches in height)
 - Make certain the property address is clearly visible

Abatement of Unsafe Structures & Demolitions

The City has legal authority to order, perform, or contract **emergency** and **nonemergency demolitions** of unsafe structures, in order to protect the health, safety, and welfare of the community.

EMERGENCY (Imminent Danger of Collapse)

1. Fire authority authorizes condemnation

2. Condemnation Notice may be issued (NOT REQUIRED)

3. Demolition starts

4. Cost recovery from property owner and assessment



NONEMERGENCY

1. Code official inspects & authorizes condemnation

2. Condemnation Notice is issued

3. Property owner may appeal within 15 days of Condemnation Notice being received

4. If NO appeal or property not repaired, demolition starts

5. Cost recovery from property owner and assessment