

A Vacant Building is any structure built for occupancy of residential, commercial, or industrial uses that is unoccupied.

### Who does it Affect?

This affects property owners of vacant, unoccupied residential, and commercial properties in the City of Laurens.

### Why is this Program necessary?

Vacant Buildings create severe hazards to the community. They are more likely to create serious safety risks (gas leaks, fire hazards, rodents, etc.). They can become a safe haven for crime and lower neighboring property values. Ultimately, they deprive the community of opportunity for reinvestment.

### Why Do Vacant Buildings Matter?

Vacant Buildings have significant financial impact to our community. A single commercial building sitting empty for one year can lead to the potential loss of \$395,750.00 in economic activity.

### What are the Benefits of the Program?

- Creates effective tools to prevent and eliminate safety hazards and public nuisances
- Promotes investments and redevelopment of blighted areas in our community
- Generates data for responsible city growth and planning

### When will this Ordinance go into effect?

Vacant property owners may register with no penalty prior to January 1st, 2023

### Will there be any fees to register vacant properties?

There is no initial registration fee for the first year; only properties that are long-term vacancies will incur registration fees after the first year.

### What happens after registration?

The City of Laurens will inspect the property with the owner to verify the safety and security of the building. If needed the City will work with the property owner to develop a Vacant Building Plan for occupancy.

### How are property owners' rights affected?

This ordinance does not affect property owners' rights. It does not allow the city to take