

Condemnation of Unsafe Structures

Or “How to Remove that Building in 5 Easy Steps”

1

How is that even still standing?

STEP ONE —Inspector condemns the building and affixes a notice to a conspicuous place on the exterior wall of the building.

NCGS 160D-1119



2

But I need my day in court . . .



STEP TWO —Inspector holds duly-noticed administrative hearing.

NCGS 160D-1121

3

That's an Order!!

STEP THREE Upon the hearing, if the inspector finds that the building is in a condition that constitutes a fire or safety hazard or renders it dangerous to life, health or other property, the inspector shall make an order in writing, directed to the owner, requiring the owner to remedy the defective conditions by repairing, closing, vacating, or demolishing the building.

NCGS 160D-1122

4

TAKE IT DOWN!

STEP FOUR If the owner fails to comply with the order, then the local government can cause the building to be removed or demolished.
NCGS 160D-1125



5

FILE THAT LIEN

STEP FIVE--File the lien.

The costs of the demolition or removal are a lien on the property. The lien has the same priority and is collected in the same manner as liens for special assessments (more on the next slide).

NCGS 160D-1125

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LIEN ON SUBJECT PROPERTY

- Copy is delivered to the tax collector for collection in the same manner as property taxes. NCGS 160A-228
- May be foreclosed under any procedure prescribed by law for the foreclosure of property tax liens. No deficiency judgments. Lien is inferior to all prior and subsequent liens for state, local and federal taxes and superior to all other liens. NCGS 160A-233(c)

LIENS ON OWNER'S OTHER PROPERTIES

- Filed the same way
- Inferior to all prior liens
- Collected as money judgment