

CHAPTER 150: BUILDING REGULATIONS

Section

Building Permits and Regulations

- 150.01 Building permits; when required; expiration time; renewal.
- 150.02 Limitation
- 150.03 Duplicate to County Assessor
- 150.04 Excavations and exposures; barricades and lights

Moving of Buildings

- 150.20 Regulations
- 150.21 Deposit

Unsafe Buildings

- 150.35 Definition
- 150.36 Prohibitions
- 150.37 Determination; notice
- 150.38 Appeal; demolition; duty to inform county
- 150.39 Emergency
- 150.40 Special assessments

Building Inspector

- 150.55 Power and authority
- 150.56 Right of entry
- 150.57 Permit cards
- 150.58 Time of inspection
- 150.59 Appeal from decision
- 150.60 Housing code; area regulation

BUILDING PERMITS AND REGULATIONS**§ 150.01 BUILDING PERMITS; WHEN REQUIRED; EXPIRATION TIME; RENEWAL.**

A building permit shall be and is hereby required for any building or construction work on any structure within the jurisdiction of this Code, provided that no permit shall be necessary for painting, paneling only, most non-structural concrete work, replacement of floor covering, siding repair, glass replacement and other items, ordinary repair, internal remodeling and maintenance for which the Building Inspector shall consider a building permit inappropriate. Prior to commencing work for which a building permit is required, the owner or contractor shall obtain a permit issued by the Building Inspector and pay the fees, set therefore. Where work for which a permit is required is started prior to obtaining said permit, the Building Inspector may at his discretion issue a stop work order until said permit is obtained and levy a penalty in addition to the regular permit fee in an amount not to exceed one hundred (\$100.00) dollars.

No permit shall remain valid after two years from the date of issue. A building permit which has expired may be renewed for an additional two year period at a cost equal to the minimum building permit fee. (*Ref. Stratton Municipal Ordinance 155, passed August 21, 2000*)

§ 150.02 LIMITATION.

If the work for which a permit has been issued shall not have begun within 6 months of the date thereof, or if the construction is discontinued for a period of 6 months, the permit shall be void. Before work can be resumed, a new permit shall be obtained in the same manner and form as an original permit.

Penalty, see § 10.99

§ 150.03 DUPLICATE TO COUNTY ASSESSOR.

Whenever a building permit is issued for the erection, alteration, or repair of any building within the village's jurisdiction, if the improvement is \$2,500 or more, a duplicate of the permit shall be issued to the County Assessor.

(Neb. RS 18-1743)

§ 150.04 EXCAVATIONS AND EXPOSURES; BARRICADES AND LIGHTS.

Any owner, tenant, or lessee causing the construction, demolition, or moving of any building or improvement within the village shall protect all excavations, exposures, open

basements, building materials, and debris by suitable barricades or guards by day and by warning lights at night. The failure, neglect, or refusal of the owner, tenant, or lessee to erect and maintain such protections shall constitute a violation of this section, and the Building Inspector or other village law enforcement authority may stop all work upon the buildings and improvements until suitable protections are erected and maintained in the required manner.

Penalty, see § 10.99

MOVING OF BUILDINGS

§ 150.20 REGULATIONS.

(A) It shall be unlawful for any person, firm, or corporation to move any building or structure within the village without a written permit to do so. Application may be made to the Village Clerk and shall include the present and future location of the building to be moved, the proposed route, the equipment to be used, and such other information as the Board of Trustees may require. The application shall be accompanied by a certificate issued by the County Treasurer to the effect that all the provisions regulating the moving of buildings have been complied with on the part of the owner of the real estate upon which the building is presently located.

(B) The Village Clerk shall refer the application to the Board of Trustees, or its designee for approval of the proposed route over which the building is to be moved. Upon approval, the Village Clerk shall issue the permit, provided that a good and sufficient corporate surety bond, check, or cash in an amount set by motion of the Board of Trustees and conditioned upon moving the building without doing damage to any private or village property is filed with the Village Clerk prior to the granting of any permit.

(C) No moving permit shall be required to move a building that is 10 feet wide or less, and 20 feet long or less, and when in a position to move, 15 feet high or less.

(D) In the event it will be necessary for any licensed building mover to interfere with the telephone or telegraph poles and wires, or a gas line, the company or companies owning, using, or operating the poles, wires, or line shall, upon proper notice of at least 24 hours, be present and assist by disconnecting the poles, wires, or line relative to the building moving operation. All expense of the disconnection, removal, or related work shall be paid in advance by the licensee unless the disconnection or work is furnished on different terms as provided in the company's franchise.

(E) Whenever the moving of any building necessitates interference with a water main, sewer main, pipes, or wire belonging to the village, notice in writing of the time and route of the building moving operation shall be given to the various officials in charge of the village utility departments, who shall proceed in behalf of the village and at the expense of

the mover to make such disconnections and do such work as is necessary.
Penalty, see § 10.99

§ 150.21 DEPOSIT.

At such time as the building moving has been completed, the Building Inspector or other designated official shall inspect the premises and report to the Village Clerk as to the extent of damages, if any, resulting from the relocation and whether any village laws have been violated during the operation. Upon a satisfactory report from the Building Inspector or other designated official, the Village Clerk shall return the corporate surety bond, cash, or check deposited by the applicant. In the event the basement, foundation, or portion thereof is not properly filled, covered, or in a clean and sanitary condition, the Board of Trustees may apply the money deposited for the purpose of defraying the expense of correcting the conditions. If the expense of correcting the hazardous condition is greater than the amount of the deposit set by the Board of Trustees, the Board of Trustees may recover the excess expense by civil suit or otherwise as prescribed by law.

UNSAFE BUILDINGS**§ 150.35 DEFINITION.**

(A) For the purpose of this subchapter, the following definition shall apply unless the context clearly indicates or requires a different meaning.

UNSAFE BUILDING. Includes any building, shed, fence, or other human-made structure:

(a) Which is dangerous to the public health because of its condition and which may cause or aid in the spread of disease or injury to the health of the occupants of it or neighboring structures;

(b) Which because of faulty construction, age, lack of proper repair, or any other cause is especially liable to fire and constitutes or creates a fire hazard; or

(c) Which by reason of faulty construction or any other cause is liable to cause injury or damage by the collapse or fall of all or any part of the structure.

(B) Any such unsafe building in the village is hereby declared to be a nuisance.
Penalty, see § 10.99

§ 150.36 PROHIBITIONS.

It shall be unlawful to maintain or permit the existence of any unsafe building in the village, and it shall be unlawful for the owner, occupant, or person in custody of any dangerous building to permit the same to remain in an unsafe condition or to occupy the building or permit it to be occupied while it is in an unsafe condition.

Penalty, see § 10.99

Statutory reference:

Authority to prevent and abate nuisances, see Neb. RS 18-1720

§ 150.37 DETERMINATION; NOTICE.

(A) (1) Whenever the Board of Trustees or its designee has made a determination that a building or other structure in the village is an unsafe building, it shall be the duty of the Village Clerk to post the property accordingly and to file a copy of such determination or resolution in the office of the County Register of Deeds to be recorded.

(Neb. RS 18-1722.01)

(2) The Clerk shall also serve written notice upon the owner and any occupant of the building or other structure by certified mail or personal service.

(B) This notice shall state that the building has been declared to be in an unsafe condition, that the dangerous condition must be removed or remedied by repairing or altering the building or by demolishing it, and that the condition must be remedied within 60 days from the date of receipt. The notice may be in the following terms:

“To _____ (owner-occupant of premises), of the premises known and described as _____.

“You are hereby notified that _____ (describe building) on the premises above mentioned has been determined to be an unsafe building and a nuisance after inspection by _____. The causes for this decision are _____ (here insert the facts as to the dangerous condition).

“You must remedy this condition or demolish the building within 60 days from the date of receipt of this notice or the village will proceed to do so. Appeal of this determination may be made to the Board of Trustees, acting as the Board of Appeals, by filing with the Village Clerk within 10 days from the date of receipt of this notice a request for a hearing.”

(C) If the person receiving the notice has not complied within 60 days from the date of receipt of the notice, or taken an appeal from the determination that a dangerous building exists within 10 days from the time when this notice is served upon that person by personal

service or certified mail, the Building Inspector or other designated official may, upon orders of the Board of Trustees, proceed to remedy the condition or demolish the unsafe building.

§ 150.38 APPEAL; DEMOLITION; DUTY TO INFORM COUNTY.

(A) Upon receiving the notice to repair or demolish the building, the owner of the building, within the time stipulated, may in writing to the Village Clerk request a hearing before the Board of Trustees, sitting as the Board of Appeals, to present reasons why the building should not be repaired or demolished. The Board of Trustees shall grant such a hearing within 10 days from the date of receiving the request. A written notice of the Board of Trustees' decision following the hearing shall be sent to the property owner by certified mail.

(B) If the Board of Trustees rejects the appeal, the owner shall have 60 days from the sending of the decision to begin repair or demolition and removal. If after the 60-day period the owner has not begun work, the Board of Trustees shall proceed to cause the work to be done, except that the property owner may appeal the decision to the appropriate court for adjudication, during which proceedings the decision of the Board of Trustees shall be stayed.

(C) Any village police officer or member of the Board of Trustees shall at once inform the County Treasurer of the removal or demolition of or a levy of attachment upon any item of real property known to him or her.

(Neb. RS 77-1725.01)

§ 150.39 EMERGENCY.

Where any unsafe building or structure poses an immediate danger to the health, safety, or general welfare of any person or persons and the owner fails to remedy the situation in a reasonable time after notice to do so, the village may summarily repair or demolish and remove that building or structure.

§ 150.40 SPECIAL ASSESSMENTS.

(A) If any owner of any building or structure fails, neglects, or refuses to comply with notice by or on behalf of the village to repair, rehabilitate, or demolish and remove a building or structure which is an unsafe building or structure and a public nuisance, the village may proceed with the work specified in the notice to the property owner. A statement of the cost of this work shall be transmitted to the Board of Trustees.

(B) The Board of Trustees may:

(1) Levy the cost as a special assessment against the lot or real estate upon which the building or structure is located. Such special assessment shall be a lien on the real estate

and shall be collected in the manner provided for special assessments; or

(2) Collect the cost from the owner of the building or structure and enforce the collection by civil action in any court of competent jurisdiction.

(Neb. RS 18-1722)

BUILDING INSPECTOR

§ 150.55 POWER AND AUTHORITY.

The Building Inspector shall be the village official who shall have the duty of enforcing all village building and housing regulations, if any. He or she shall inspect all buildings repaired, altered, built, or moved in the village as often as necessary to ensure compliance with all village ordinances. He or she shall have the power and authority to order, at the direction of the Board of Trustees, all work stopped on any construction, alteration, or relocation which violates any provisions prescribed in any village building and housing regulations. He or she shall, at the direction of the Board of Trustees, issue permission to continue any construction, alteration, or relocation when the Board of Trustees is satisfied that no provision will be violated. If the stop order is an oral one, it shall be followed by a written stop order within 1 hour. This written order may be served by any village police officer. In the event that the village has building and housing regulations and the Board of Trustees fails to appoint a Building Inspector, the chief village law enforcement officer shall be the Building Inspector ex officio.

§ 150.56 RIGHT OF ENTRY.

It shall be unlawful for any person to refuse to allow the Building Inspector entry into any building or structure where the work of construction, alteration, repair, or relocation is taking place, for the purpose of making official inspections at any reasonable hour.

Penalty, see § 10.99

§ 150.57 PERMIT CARDS.

Upon the issuance of a building permit, the Building Inspector shall furnish to the applicant a permit card which shall be a distinctive color and shall contain the nature of the work, the location of the building, the number of the permit, and the date of issuance. The card shall be prominently displayed on the principal frontage of the building site close to or upon the building or structure and shall so remain until the final inspection has been made.

Penalty, see § 10.99

§ 150.58 TIME OF INSPECTION.

The Building Inspector, upon notification from the permit holder or his or her agent, shall make the following inspections of the building or structure and shall either approve that portion of the construction as completed or shall notify the permit holder or his or her agent that the work fails to comply with the requirements of the village code: foundation inspection shall be made after trenches are excavated and the necessary forms erected; frame inspection shall be made after the roof, framing, fire-blocking, and backing is in place and all pipes, chimneys, and vents are complete; and final inspection shall be made after the building is completed and ready for occupancy. It shall be unlawful for any person to do work or cause work to be done beyond the point indicated in each successive inspection without the written approval of the Building Inspector.

Penalty, see § 10.99

§ 150.59 APPEAL FROM DECISION.

In the event it is claimed that the true intent and meaning of any village building or housing regulation has been wrongly interpreted by the Building Inspector, that the time allowed for compliance with any order of the Building Inspector is too short, or that conditions peculiar to a particular building make it unreasonably difficult to meet the literal requirements prescribed by the regulation and by the Building Inspector, the owner, his or her agent, or the occupant may file a notice of appeal within 10 days after the decision or order of the Building Inspector has been made. The Board of Trustees shall hear all appeals and shall have the power and authority, when appealed to, to modify the decision or order of the Building Inspector. Such a decision shall be final, subject only to any remedy which the aggrieved person may have at law or equity. Applications for review shall be in writing and shall state the reasons why the variance should be made. A variance shall be granted only where it is evident that reasonable safety and sanitation is assured and may include conditions not generally specified by the building or housing regulation to achieve that end. A copy of any variance so granted shall be sent to both the Building Inspector and the applicant.

§ 150.60 HOUSING CODE; AREA REGULATION.

It shall be unlawful to build any residence or dwelling of any type nearer than twenty (20) feet to the lot line of the fronting street, or nearer than seven (7) feet from the property line to the alley, or nearer the adjacent lots than the average distance from the lot line of other dwellings already constructed in the same block, and if there are no other dwellings in the block, then not nearer than seven (7) feet. (*Ref. Stratton Municipal Ordinance 151, passed July 19, 1999*)

VILLAGE OF STRATTON

Ordinance No. 205

AN ORDINANCE OF THE VILLAGE OF STRATTON TO ESTABLISH FENCE REGULATIONS; REPEALING ALL CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CHAIRMAN AND THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF STRATTON, NEBRASKA:

SECTION 1. That the following fence regulations be and hereby are adopted and shall be incorporated as Section 150.05 of the municipal code:

DEFINITIONS

"Fence" shall mean a fence or similar structure serving as an enclosure, barrier or boundary.

"Front yard" shall mean that portion of the property that is adjacent to a street.

"Back yard" shall mean that portion of the property that is on the opposite end of the front yard.

"Side yard" shall mean that portion of the property that is between the front and back yards.

"Corner Lot" shall mean a lot with two street frontages with the front of the house facing one street and the side of the house adjoining the other street.

APPLICATION PROCEDURE

Any person desiring to erect or construct, enlarge, or relocate a fence within the jurisdiction of the village shall make application in writing for a building permit to the village clerk. It shall be the responsibility of the contractor or owner of the real estate where the fence is to be erected to obtain the building permit prior to commencement of construction. Such permit shall not be issued unless and until a sketch plan of the property involved showing the location of said fence, wall, or hedge in relation to said property lines is submitted to the building official and pay the fees, set therefore. Any fence being built in adjacent to a property line shall, have in writing, an agreeance by both property owners that the fence is being built upon the applicant's property. When situations arise and a neighbor's signature is not possible, a survey showing property lines must be included with the application at the applicant's expense. The Village board at the date of the next regularly scheduled board meeting shall approve construction or planting of the fence, wall, or hedge by issuing the fence permit or shall disapprove the construction or planting and indicate on the sketch plat in writing the reason for denial. All permits issued shall be valid for a period of one year from date of issuance; if the fence authorized is not fully erected and constructed within said period, the permit shall be null and void and a new permit must be issued before construction can begin.

Penalty, see §10.99.

Fences constructed within the Village of Stratton are subject to the following provisions:

1. Height:

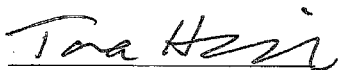
- a. Within a required front or side yard setback, the maximum height of a fence shall be eight (8) feet.
 - b. The maximum height for any fence outside of a required front or street side yard shall be eight (8) feet.
2. Fence Placement: Fences in compliance with the above requirements may be built on or inside the property line, but in all cases shall be:
- a. No less than one (1) feet towards the interior of the lot from any established sidewalk;
 - b. No less than four (4) feet towards the interior of the lot from the back of curb upon a finished street with no sidewalk;
 - c. No less than four (4) feet of any alley or right-of-way; or
 - d. At a location designated by the Board of Trustees for any parcel where the Front Yard or Street Side Yard does not adjoin a finished sidewalk nor an improved street with curb and gutter.
 - e. No fence shall be constructed which will obstruct the view of approaching motor vehicles or pedestrians on sidewalk.
 - f. No foliage or shrubbery exceeding four (4) feet in height shall be planted or maintained in such areas which will obstruct the view of drivers approaching the street intersection.
 - g. Any fence erected on a tract of land subject to an easement **shall** be subject to removal by request of the owner of the easement whenever necessary to permit access. Cost of removal or replacement shall be the responsibility of the owner of the fence.
 - h. All property owners with existing fence not complying with this Ordinance may be required to provide fence gates to provide access to the property for utility maintenance and repair.
 - i. Materials: Fences shall be constructed utilizing sturdy materials.
Prohibited Materials: the use of barb wire or electrical fences are prohibited with in the Village of Stratton, with the following exceptions: for agricultural use on the edge of the Village limits, and areas of high security where access is prohibited by the general public.

SECTION 2. That all ordinances or sections thereof of passed and approved prior to the effective date of this Ordinance and in conflict with the provisions of this Ordinance, are hereby repealed.

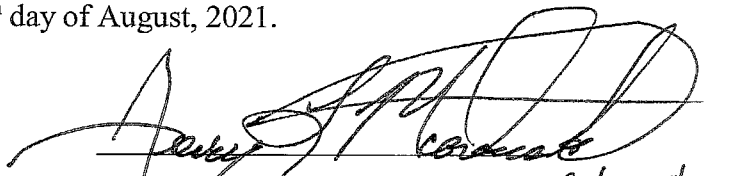
SECTION 3. That this ordinance shall take effect and be in full force from and after its passage, approval, and publication according to law.

PASSES AND APPROVED this 16th day of August, 2021.

Attest



Tara Hedrick, Village Clerk


Jerry McDonald, Chairman 8/16/21

ORDINANCE NO. 218

AN ORDINANCE TO ADOPT VACANT PROPERTY REGISTRATION PROVISIONS AS PART OF SECTION 70 OF CHAPTER 150 OF THE VILLAGE OF STRATTON, NEBRASKA, MUNICIPAL CODE; TO REPEAL ANY CONFLICTING ORDINANCES; AND TO PROVIDE FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CHAIRMAN AND VILLAGE BOARD OF TRUSTEES OF STRATTON, NEBRASKA:

Section 1. Section 70 of Chapter 150 of the Municipal Code of the Village of Stratton, Nebraska be adopted to provide as follows:

REGISTRATION OF VACANT PROPERTY

SECTION 150.70: FINDINGS

The Village of Stratton finds and declares that:

1. Vacant properties have the potential to create a host of problems for the Village, including a propensity to foster criminal activity, create public health problems, and otherwise diminish quality of life;
2. Vacant properties have the potential to reduce the value of area properties, increase the risk of property damage through arson and vandalism, and discourage neighborhood stability;
3. Vacant properties represent unrealized economic growth in the Village;
4. A vacant property registration ordinance will allow the Village to discourage property vacancy, maintain unoccupied buildings, provide a data base of vacant properties and their owners, and assess fees for the increased public costs associated with vacant properties;
5. Fees imposed under a vacant property registration ordinance have the potential to benefit the owners of vacant properties by helping to finance additional government services to protect the value and security of such properties; and
6. Enactment of this vacant property registration ordinance is a proper exercise of the Village's authority to protect the public health, safety, and welfare of community residents and a valid regulatory scheme.

SECTION 150.71: PURPOSES

The purposes of this Chapter are to promote the health, safety, and welfare of the Village of Stratton residents by providing authority for enacting vacant property registration requirements. This Chapter will allow the Village of Stratton to identify and register vacant properties, collect fees to compensate for the public costs of vacant properties, plan for the rehabilitation of vacant properties, and encourage the occupancy of vacant properties.

SECTION 150.72: DEFINITIONS

For purposes of this Vacant Property Registration Ordinance:

1. "Commercial Building" means any building or structure located on a property that is not a Residential Building;

2. "Evidence of Vacancy" means any condition or circumstance that on its own or in combination with other conditions or circumstances would lead a reasonable person to believe that a residential building or commercial building is vacant. Such conditions or circumstances may include, but are not limited to:

- a. Any unoccupied or empty building or structure on the property;
- b. Lack of active utility service accounts;
- c. Overgrown or dead vegetation, including grass, shrubbery, and other plantings;
- d. Visible deterioration or lack of maintenance of any building or structure on the property;
- e. An accumulation of abandoned personal property, trash, or other waste;
- f. Graffiti or other defacement of any building or structure on the property; or
- g. Any other condition or circumstance reasonably indicating that the property is not occupied for residential purposes or being used for the operation of a lawful business;

3. "Owner" means the person or persons shown to be the owner or owners of record in the records of the County Register of Deeds;

4. "Residential Building" means a house, a condominium, a townhouse, an apartment unit or building, or a trailer house;

5. "Vacant" means that a Residential Building or Commercial Building exhibits evidence of vacancy.

SECTION 150.73: APPLICATIONS

The Village hereby adopts this Chapter which applies to any type of either residential or commercial buildings, located within the corporate limits and the one-mile jurisdiction of the Village, except that this Chapter shall not apply to property owned by the federal government, the State of Nebraska, or any political subdivision thereof. This Chapter shall create a village-wide vacant property registration data base which shall be administered by a Program Administrator. The Village Clerk, or their designee, shall be the program administrator for the vacant property registration.

SECTION 150.74: REQUIREMENTS

1. Owners of vacant property subject to this Chapter shall be required to register such property with the program administrator on forms provided by the Program Administrator if the property has been vacant for one hundred eighty days or longer. If the program administrator is aware of a property that has been vacant for one hundred eighty days or longer which has not been registered by the Owner, the program administrator shall notify the Owner by first class United States mail of the Owner's obligation to register the property within fifteen days. If after fifteen days, the Owner has failed to register the vacant property, the program administrator is authorized to register the vacant property for the Owner by completing the registration form on behalf of the Owner.

2. A vacant property registration form shall be in either paper or electronic form, and the following information shall be required:

- a. The name, street address, mailing address, telephone number, and, if applicable, the facsimile number and email address of the property owner and his or her agent;

- b. The street address and parcel identification number of the vacant property;
 - c. The transfer date of the instrument conveying the property to the owner;
 - d. The date on which the property became vacant; and
 - e. Owner plan of occupancy which sets out the time period that the vacant property is expected to remain vacant and a plan and timetable for the following:
 - i. Returning the vacant property to the appropriate occupancy or use;
 - ii. Marketing the property for sale or lease;
 - iii. Making any necessary repairs; or
 - iv. Demolition of the property, or removal in the case of a mobile home.
3. The owner shall notify the City of any changes in information supplied as part of the vacant property registration within thirty (30) calendar days of the change.
4. The property owner, one hundred eighty days after initial registration of the vacant property pursuant to subsection (1) of this section or three hundred sixty days after the property becomes vacant, whichever is sooner, shall be required to pay an initial registration fee. The property owner shall also be required to pay supplemental registration fees at intervals every six months thereafter for as long as the property remains on the vacant property registration data base.
- a. The initial registration fee for a residential and commercial property shall be \$250.00.
 - b. The supplemental registration fee shall be double the previous fee amount and paid six months after the date the initial registration fee is due. The supplemental registration fee shall automatically double at intervals every six months thereafter until reaching a maximum supplemental registration fee of ten times the initial registration fee amount.

SECTION 150.75: EXEMPTIONS

1. Vacant properties meeting the following conditions may be exempt from this Article. Exempt properties are properties for which the Village Board has granted an exemption as set forth in this Section that are:
- a. Advertised in good faith for sale or lease (“good faith” is defined as being listed for sale and actively marketed at a price no more than 125% of the assessed value as determined by the County Assessor);
 - b. Only considered to be a documented seasonal residence; or
 - c. Owned by the federal government, the State of Nebraska, or any political subdivision thereof.
2. Exemptions may be granted administratively for any vacancy lasting less than one (1) year. Vacancies lasting one (1) year or more shall be granted upon the affirmative vote of three-quarters (3/4) of the Village Board for a period not to exceed one (1) year.
3. Owners of seasonal residences are required to maintain the property so as not to give the appearance of being vacant nor otherwise meet the definition of vacant, even when unoccupied.

SECTION 150.76: ADDITIONAL REQUIREMENTS; PROGRAM ADMINISTRATOR POWERS

1. A subsequent owner or owners of property subject to the ordinance will assume the obligations of the previous owner or owners.
2. If, at any time, vacant property that has been registered with the database ceases to be classified as vacant or subsequently meets one of the exemptions, the owner or owners shall notify the Program Administrator who shall upon proof of such change in circumstances remove said property from the database.
3. Property shall be removed from the vacant property registration database when the property is no longer vacant.
4. Owners of registered property shall submit a plan for occupancy of the property.
5. Owners have the right to prior notice and to appeal adverse decisions of the program administrator. Such notice shall be sent by certified mail to the registered owner at the address maintained in the County Assessor's office at least ten days prior to such adverse decision.
6. The program administrator or his or her designee may inspect the interior and exterior of the vacant property upon registration and at one-year intervals thereafter for so long as the property remains on the vacant property registration data base.

SECTION 150.77: ENFORCEMENT

Failure of a property owner to comply with the requirement of this Chapter may be enforced by municipal fines of up to \$100.00 per day of violation. In addition, the Village may enforce the collection of vacant property registration fees by civil action in any court of competent jurisdiction. Unpaid vacant property registration fees and unpaid fines for any violation of a vacant property registration ordinance shall become a lien on the applicable property upon the recording of a notice of such lien in the office of the Register of Deeds of the county.

SECTION 150.78: APPLICABILITY


The provisions of Chapter shall be supplemental to and in addition to the Vacant Property Registration Act (Neb. Rev. Stat. §19-5401 *et seq.*) and any other laws of the State of Nebraska relating to vacant property.

Section 2. All ordinances or parts of ordinances passed and approved prior to the passage of this ordinance and which are in conflict with the provisions of this ordinance are hereby repealed.

Section 3. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof, not adjudged invalid or unconstitutional.

Section 4. This ordinance shall be in full force and effect and after its passage, approval and publication or posting as required by law.

Passed and approved this 19 day of August, 2024.

By: 
CHAIRMAN

Attest:


VILLAGE CLERK/TREASURER