

## Chapter 18

### DANGEROUS BUILDINGS

#### Sec. 1. DEFINITIONS

- a. The term "dangerous buildings" as used in this article is hereby defined to mean and include:
  1. Any building, shed, fence, or other man made structure 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 its occupants or to neighboring structures
  2. Any building, shed, fence, or other man made structure 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;
  3. Any building, shed, fence, or other man made structure which by reason of faulty construction, or of any other cause, is liable to cause injury to a person by collapsing or by collapse or fall of any part of such structure;
  4. Any building, shed, fence, or other man made structure, which because of its condition or because of lack of doors or windows is available to or frequented by malefactors or disorderly persons who are not lawful occupants of such structure.
- b. Any dangerous building in the Village is hereby declared to be a nuisance.

#### Sec. 2. PROHIBITION

It shall be unlawful to maintain or permit the existence of any dangerous building in the Village; and it shall be unlawful for the owner, occupant, or person in custody of the dangerous building to permit the same to remain in a dangerous condition or to occupy such building or permit it to be occupied while it is or remains in dangerous condition.

#### Sec. 3. ABATEMENT

- a. Whenever it shall appear to the Village President and the Board of Trustees, or to their duly designated agent, that any building or structure in the Village is a dangerous building, they shall file a written statement to this effect with the Village Clerk. The Clerk shall thereupon cause written notice to be served upon the owner thereof, and upon the occupant thereof, if any, by registered mail or by personal service. Such notices shall state that the building has been declared to be in a dangerous condition and that such dangerous condition must be removed or remedied by repairing or altering the building or by its demolition, and that the condition must be remedied at once.
- b. Such notice may be made as follows:

"To (Owner-occupant of premises) of the premises known and described as \_\_\_\_\_, You are hereby notified that (describe the premises) on the premises above mentioned has been condemned as a nuisance and dangerous building, after inspection by

The causes for this decision are: (here insert the facts as to dangerous conditions)

You must remedy this condition or demolish the building immediately, or the Village will proceed to do so, and charge the same to your account."

- c. If the person receiving the notice has not complied therewith or taken an appeal from the determination of the officer employed finding that the dangerous building exists, within ten days from the time this notice is served upon such-person by personal service or registered mail, the Village President and the Board of Trustees, or their duly designated agent, may upon orders of the President and the Board of Trustees, proceed to remedy the condition or demolish the dangerous building

#### **Sec. 4. PENALTY**

Any person, firm, or corporation violating any provision of this chapter, by permitting any dangerous building or any building or structure to remain in a dangerous condition, shall be fined not less than \$50.00 nor more than \$500.00 for each offense; and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.