

AN ORDINANCE TO REQUIRE THE REPAIR, SECURING OR REMOVAL OF UNSAFE STRUCTURES AND TO ALLOW THE
RECOVERY OF THE COSTS INCURRED BY THE COUNTY IN THE REMOVAL OR REPAIR
OF SUCH STRUCTURES

BE IT ORDAINED by the Board of Supervisors of Pulaski County, Virginia, pursuant to Section 15.2-906 of the Code of Virginia, 1950, as amended, as follows:

Section 1: Unsafe Conditions To Be Abated

Upon receiving notice from the Pulaski County Building Official or the Pulaski County Administrator or their designee that any building, wall or other structure owned or controlled by them is unsafe so as to pose a danger to the public health or safety of other residents of Pulaski County, the owner or owners of property shall repair, secure or remove such building, wall or other structure so as to render safe the dangerous condition.

Section 2: Notices To Be Given To Owner And Lienholder

Notice of such unsafe structure may be given by certified mail, return receipt requested to such owner or owners at the last known address maintained on the current tax records of Pulaski County. Prior to taking the action authorized in Section 3, hereof, notice shall also be published once a week for two successive weeks in a newspaper having general circulation in Pulaski County, and notice shall also be mailed via certified mail to the holder of any recorded lien against said property.

Section 3: County Authorized To Remove Unsafe Structure

If the owner or lienholder of any such unsafe building, wall or other structure shall fail to remove, repair or secure such building, wall or other structure within thirty (30) days following the later of the return of the mailing receipt or the last newspaper publication, then the County of Pulaski through its own agents or employees may remove, repair or secure any such building, wall or structure.

Section 4: Recovery of Removal Cost

After complying with the notice provisions of Section 2, in the event that the County of Pulaski through its employees or agents repairs, secures, or removes any such building, wall or other structure, the cost or expenses thereof (including the cost of giving the required notices) shall be chargeable to and paid by the owners of such property and shall be collected by the County Treasurer in the same manner as real property taxes are collected against such property.

Section 5: Cost Of Removal To Constitute Lien Until Paid

Upon the County of Pulaski removing, repairing or securing or causing such building, wall or other structure to be removed, repaired or secured, the County Administrator or their designee shall notify the County Treasurer of the cost or expenses incurred by the County in such repair, securing, or removal and the County Treasurer shall issue a bill to the property owner as a supplemental tax bill for said property. Any such bill shall constitute a lien against such property ranking on parity with liens for unpaid real estate taxes and shall be enforceable in the same manner as provided in Articles 3 (Section 58.1-3940, et seq) and 4 (Section 58.1-2965, et seq) of Chapter 39 of the Title 58.1 of the Code of Virginia.

Adopted by the Pulaski County Board of Supervisors – July 28, 2008