



ABATEMENT OF ABANDONED/BLIGHTED PROPERTIES

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LET'S TALK ABOUT BLIGHT

- Substandard buildings
- Abandoned buildings
- Vacant lots



WHY DO WE CARE?



Housing supply: 2.5 month



Somewhere between 1,700 and 3,000 vacant homes in Spokane



Creates unsafe environment for occupants (e.g. lead, asbestos)

Creates unsafe environment for neighbors (e.g. attracts crime, rodent harborage, physical threat)

Harms mental health



Lowers surrounding property values, threatening homeowners' investment

Property deterioration exceeds cost-effective repair

Raises insurance premiums

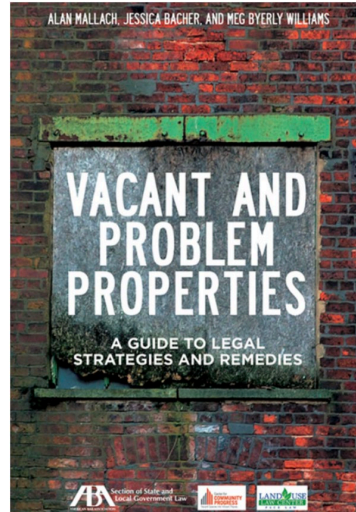


Lowers property values, reducing tax base

Contributes to future property vacancy

Increases municipal service costs

https://www.kxly.com/news/tear-it-down-abandoned-spokane-home-slated-to-be-demolished/article_8b1d6c6e-ccfc-11ed-886d-63c2122a2d57.html



WHY DO WE CARE?



AUG 12, 2019

ABA Annual Meeting 2019: Taking a Bite Out of Blight

Lin Chin, Amber Knee, and Jessica Bacher discuss the issue of blighted property found in many US cities and how to get involved to solve the problem.

▶ 0:00 / 0:00

</> Embed | Open Player

INITIATING ABATEMENT



What's an abandoned house?

- RCW 7.100.010
- SMC 10.68.020
- SMC 17F.070.030



Who can initiate abatement?

- RCW 7.100.040, .050
- SMC 10.68.040, 060
- SMC 17F.070.470



How is abatement initiated?

- RCW 7.100.040, .050
- SMC 10.68.060
- SMC 17F.070.420

“ABANDONED”

No signs of occupancy and at least three of the following indications of abandonment are visible from the exterior...

A property over which the person in charge no longer asserts control due to death, incarceration, or any other reason, which is either unsecured or subject to occupation by unauthorized individuals

- *Unattended and open and unsecured so that a person may gain admittance without damaging any portion of the property, or giving indications that no one is presently in possession, such as by disconnection of utilities, accumulation of debris, uncleanliness, disrepair, and other circumstances.*

INITIATING

MORTGAGE SERVICER	JUDICIAL	CODE
Notice by County, City or Town OR Request for Determination of Abandonment RCW 7.100.020, .030	Notice by Chief of Police THEN Superior Court Action THEN Receivership SMC 10.68.040, .060	A building inspector finds a building to be in violation THEN Prepares a written complaint THEN There's a departmental hearing SMC 17F.070.420, 440



NOTICE REQUIREMENTS

- RCW 7.100.020
- SMC 10.68.040
- SMC 17F.010.050



FILINGS

- SMC 10.68.060
- SMC 17F.070.420



HEARINGS

- SMC 10.68.060
- SMC 17F.070.440

THE PROCESS

- Mortgage Servicers
 - May be noticed by a political subdivision (RCW 7.100.020)
- Notice of Judicial Abatement
 - Chief of police must give notice of initial issue (SMC 10.68.040)
- Notice of Code Abatement
 - The building inspector's complaint is given by Developer Service Center in three ways (SMC 17F.070.430, SMC 17F.010.050(A))

NOTICE REQUIREMENTS

FILINGS



Superior Court Complaint & Lis
Pendens (SMC 10.68.060)



Complaint filed with Spokane
County Auditor (SMC 17F.070.420)

HEARINGS



Show Cause Hearings under SMC 10.68.060



Hearing in front of the Director of Building Services under SMC
17F.070.440

Receivership: RCW 7.60.025

What happens after?

What about other blight?

WINDING IT UP

SO... NOW WHAT?

Get plugged in to your
community



Give high quality
referrals





The End



THANK YOU