

SOUTH HAVEN CHARTER TOWNSHIP

VAN BUREN COUNTY, MICHIGAN

ORDINANCE NO. 117

(AN AMENDMENT TO ORDINANCE NO. 40 DANGEROUS BUILDINGS  
ORDINANCE)

Adopted: 1-8-14

Effective: 1-18-14

An Ordinance to promote the health, safety and welfare of the people of the Charter Township of South Haven, Van Buren County, Michigan, by amending the existing ordinance definition of "dangerous buildings" to include requirements for conformance with the state construction code.

THE CHARTER TOWNSHIP OF SOUTH HAVEN

VAN BUREN COUNTY, MICHIGAN

ORDAINS:

An amendment to SECTION II - DEFINITIONS OF TERMS

Part - A. "dangerous building" - by adding a new sub-part 10 to read:

10. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or severe dilapidation due to lack of maintenance, or which have been constructed in violation of the building code, shall be deemed a dangerous condition. A vacant structure that is not secured against entry shall be deemed dangerous.

And re-number the existing sub-part "10" to become "11".

10. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or severe dilapidation due to lack of maintenance, or which have been constructed in violation of the building code, shall be deemed a dangerous condition. A vacant structure that is not secured against entry shall be deemed dangerous.

11. A building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease or rent with a real estate broker licensed under Article 25 of the Occupational Code, Act No. 299 of the Public Acts of 1980, being Sections 339.2501 et seq. of the Michigan Compiled Laws, or is not publicly offered for sale by owner. This subsection does not apply to either of the following:

- a. A building or structure as to which the owner or agent does both of the following:
  - (1) Notifies the Van Buren County Sheriff's Department that the building or structure will remain unoccupied for a period of 180 consecutive days. The notice shall be given by the owner or agent not more than 30 days after the building or structure becomes unoccupied.
  - (2) Maintains the exterior of the building or structure and adjoining grounds in accordance with the Housing Law of the State of Michigan, Act No. 107 of the Public Acts of 1917, as amended, being Section 125.401 et seq. of the Michigan Compiled Laws, and the Township Building Code.
- b. A secondary dwelling of the owner that is regularly unoccupied for a period of 180 days or longer each year, if the owner notifies the Van Buren County Sheriff's Department that the dwelling will remain unoccupied for a period of 180 consecutive days or more each year. An owner who has given the notice prescribed by this subparagraph shall notify the Van Buren County Sheriff's Department not more than 30 days after the dwelling no longer qualifies for this exception. As used in this paragraph, "secondary dwelling" means a dwelling such as a vacation home, hunting cabin or summer home that is occupied by the owner or a member of the owner's family during part of the year.