

WASHINGTON COUNTY

AN ORDINANCE ESTABLISHING PROCEDURES FOR THE ABATEMENT OF NUISANCE CAUSED BY ABANDONED MANUFACTURED HOMES

A. Title

The regulations embraced in this and the following articles constitute what shall be designated "An Ordinance Establishing Procedures for the Abatement of Nuisance Caused by Abandoned Manufactured Homes."

B. Purpose and Intent

The Ordinance Establishing Procedures for the Abatement of Nuisance Caused by Abandoned Manufactured Homes, is intended to promote the health, safety and general welfare of the public.

ARTICLE I. Definitions

Abandoned manufactured home means a manufactured home that is both:

- (1) Vacant and in need of extensive repair, and
- (2) A nuisance.

Manufactured home is as defined in G.S. 105-187-60.

Nuisance means an unreasonable danger to public health, safety, or welfare or to the environment or natural resources.

ARTICLE II. Process for abatement of nuisance caused by abandoned manufactured homes

(a) The county shall notify the registered owner of an abandoned manufactured home, that the abandoned manufactured home constitutes a nuisance and shall request that the abandoned manufactured home be properly disposed of within ninety (90) days. The notice shall be in writing and shall be served on the person as provided by Rule 4(j) of the Rules of Civil Procedures, GS 1A-1. If the person fails to take the requested action prior to the expiration of this period, the county shall take any action it deems reasonably necessary to abate the nuisance, including entering the property where the abandoned manufactured home is located and arranging to have the abandoned home removed and properly disposed of. If the registered owner of the manufactured home is not the owner of the property on which the abandoned manufactured home is located, the county may order the property owner to permit entry onto the owner's property to permit

the removal and proper disposal of the abandoned manufactured home.

(b) When the county removes and disposes of an abandoned manufactured home pursuant to subsection (a), whether directly or through a party that contracted with the county, the registered owner of the abandoned manufactured home shall be liable for any unpaid taxes due on the home and for the actual cost incurred by the county directly or indirectly, for its abatement activities and its administrative and legal expenses related to its abatement activities. Nonpayment of any unpaid taxes or of all or any portion of the actual costs incurred by the county shall result in the imposition of a lien on any real property in the county owned by the registered owner of the abandoned manufactured home.

(c) This section does not apply to any of the following:

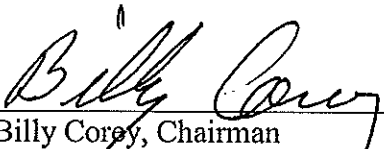
- (1) A retail business premises where manufactured homes are sold.
- (2) A solid waste disposal facility where no more than five (5) manufactured homes are stored at one time if all of the manufactured homes received for storage are removed from the facility within one year after receipt.

ARTICLE III. Extension

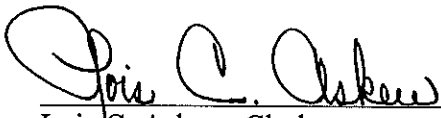
The Washington County Planning and Safety Director may, upon the written request of the owner or owners of abandoned manufactured home, grant a one time extension of up to 60 days to comply with the provision of Article II (a) above.

ADOPTED THIS THE 2nd DAY OF November 2009.





Billy Corey, Chairman
Washington County Board of Commissioners



Lois C. Askew, Clerk