

Vacant Building Registration

Every owner or occupier of a property that contains a vacant building has to abide by the rules and regulations regarding Vacant lots as discussed in **The Good Neighbour Bylaw 2012-5030**
Please do not hesitate to come down to our office, 2nd floor City Hall or call us at 250-490-2501 to get more information on Vacant Lots!

Vacant Building: A building or structure, which is without lawful resident or occupant or which is not being put to a lawful commercial, residential, or industrial use for a continuous period of over forty-five days within a consecutive sixty day period or which, may be unoccupied and unsecured; occupied and secured by boarding or other similar means; unoccupied and deemed a nuisance or hazardous building or structure or no longer hold a valid building permit.

The intent of the Vacant Building Bylaw:

- Reduce the risk of fire;
- Reduce safety hazards for firefighters and emergency personnel (i.e. gaping holes in floors, broken steps, etc.);
- Reduce urban blight;
- Contribute positively to neighbourhood renewal by discouraging vacant lots to remain inactive for extended periods of time;
- Reduce illegal activities;
- Ensure vacant buildings are brought to habitable standards prior to occupancy.

The Vacant Buildings Program targets vacant buildings that are dilapidated, dangerous, improperly secured, subject to public complaints, and that have been vacant for extended periods of time.

Every owner or occupier of a property that contains a vacant lot has to:

- Maintain 2M in liability insurance and obtain a Vacant Building Registration (VBR) permit within thirty days of an order by a Bylaw Enforcement Officer.
- Maintain the building in compliance with the standards set out in Schedule F (attached).
- Board the building in compliance with the standards set out in Schedule G (attached).

If a Bylaw Enforcement Officer believes that a structure or building is a vacant he/she shall notify you in writing to: Apply for a Vacant Building Registration Permit, Apply for a Building Permit to renovate a building to safe state of occupancy, or Apply to have the structure demolished (within 90 days)

In order to obtain a VBR permit an owner must do one of the following:

- Apply to the Chief Building Official for a special safety inspection within thirty days of receiving an order and pay the costs associated;
- Provide an address for service of notices and orders during the period that the permit is valid;

- Pay an application or permit fee;
- Provide the Building Official with a copy of the certificate of insurance;
- Ensure that all combustible materials within a vacant building are removed.

Vacant Building Registration Fees

Fee for special safety inspection prior to registration permit	\$500.00
Fee for subsequent inspections not related to Vacant Building Registration Permit	\$130.00 per inspection
Fee for Vacant Building Registration Permit (12 months. Max.) for each building or structure located on a single or two family zoned properties	\$1,500.00
Fee for Vacant Building Registration Permit (24 months. Max.) for each building or structure located on all other zoned properties	\$3,500.00
Fee for additional Vacant Building Registration (12 months. Max.)	\$1,500.00
Attendance by City of Penticton Fire Services	Actual costs incurred by the City for related labour, materials, & equipment.
Fee reduction for Vacant Building Registration Permit Notwithstanding any outstanding fees, utility charges, or penalties imposed on the owner.	75% of Vacant Building Permit Fee may be refunded if it is remediated or demolished within first six months of registration.

Penalties

If an owner of a vacant building is unable to comply with the requirements of the Good Neighbour Bylaw 2012-5030 or Council determines that the vacant building is a hazard to the community then the City may order the owner to remove the vacant building within thirty days. If the owner fails to remove the vacant building within that time frame, the City may enter onto the property and perform the required work to remove the vacant buildings and the cost will be added to the owners' property taxes.

Direct Remediation

If the owner of a non-compliant vacant building fails to comply with an order to clean up the property, fix up the building, take out a Building Permit or otherwise comply with the Bylaw, the City is entitled to remediate the non-compliance (including demolishing the building) of the property at the owner's expense. The Public Service will engage in remediation when it makes sense to do so (i.e., to alleviate dangerous situations, when a Boarded Building Permit needs to be taken out, when minimal expenditures can have a large positive impact on the community, and when the costs are likely to be recovered from the owner). When remediation takes place, these costs will be added to the taxes on the property.

For more information please contact Development Services, Bylaw Department at 250-490-2501.