SUMMARY
PROPOSED TOWN OF DOVER-FOXCROFT
VACANT AND ABANDONED BUILDINGS ORDINANCE
Public Hearing Draft (5/28/2020)

What is the problem?
Vacant and abandoned buildings can threaten public health, safety, and welfare, because:

- The building is unsafe due to extremely poor conditions – collapse, faulty wiring, fire hazard, poor sanitation, uninhabitable.
- The building is a threat to neighbors: health issues (rats, vermin, trash), safety issues (unauthorized access, accessible to children, criminal activity, fire hazard).
- The building is unsafe for fire, police and code officials, particularly during emergencies.
- Neighborhood property values are diminished.
- It can be difficult to identify who is responsible for the building.

What does the Ordinance require?

- A Registration Permit: The owner of a building that has been vacant (unoccupied for 60 days or more) and that is unsafe (might collapse, fire hazard, not fit for occupancy, etc.) must get a permit that is applicable for as long as the building remains vacant and unsafe.
- Once the health and safety issues have been addressed, and it is evident that they will not be an ongoing problem, a permit may no longer be required.

How does the Ordinance help the Town address these issues?

- The Registration Permit allows the Town to identify the responsible party.
- The Code Enforcement Officer has the authority to determine when a building is vacant, abandoned and unsafe.
- The Ordinance has Vacant Building Maintenance Standards.