

House _____ Amendment NO. _____

Offered By _____

1 AMEND House Committee Substitute for Senate Bill No. 676, Page 3, Section 67.281, Line 17, by
2 inserting after all of said section and line the following:

3
4 "67.402. 1. The governing body of the following counties may enact nuisance abatement
5 ordinances as provided in this section:

6 (1) Any county of the first classification with more than one hundred thirty-five thousand
7 four hundred but fewer than one hundred thirty-five thousand five hundred inhabitants;

8 (2) Any county of the first classification with more than seventy-one thousand three
9 hundred but fewer than seventy-one thousand four hundred inhabitants;

10 (3) Any county of the first classification without a charter form of government and with
11 more than one hundred ninety-eight thousand but fewer than one hundred ninety-nine thousand two
12 hundred inhabitants;

13 (4) Any county of the first classification with more than eighty-five thousand nine hundred
14 but fewer than eighty-six thousand inhabitants;

15 (5) Any county of the third classification without a township form of government and with
16 more than sixteen thousand four hundred but fewer than sixteen thousand five hundred inhabitants;

17 (6) Any county of the third classification with a township form of government and with
18 more than fourteen thousand five hundred but fewer than fourteen thousand six hundred inhabitants;

19 (7) Any county of the first classification with more than eighty-two thousand but fewer than
20 eighty-two thousand one hundred inhabitants;

21 (8) Any county of the first classification with more than one hundred four thousand six
22 hundred but fewer than one hundred four thousand seven hundred inhabitants;

23 (9) Any county of the third classification with a township form of government and with
24 more than seven thousand nine hundred but fewer than eight thousand inhabitants; [and]

25 (10) Any county of the second classification with more than fifty-two thousand six hundred
26 but fewer than fifty-two thousand seven hundred inhabitants;

27 (11) Any county of the first classification with more than fifty thousand but fewer than
28 seventy thousand inhabitants and with a county seat with more than two thousand one hundred but
29 fewer than two thousand four hundred inhabitants.

30 2. The governing body of any county described in subsection 1 of this section may enact
31 ordinances to provide for the abatement of a condition of any lot or land that has the presence of
32 rubbish and trash, lumber, bricks, tin, steel, parts of derelict motorcycles, derelict cars, derelict
33 trucks, derelict construction equipment, derelict appliances, broken furniture, or overgrown or
34 noxious weeds in residential subdivisions or districts which may endanger public safety or which is
35 unhealthy or unsafe and declared to be a public nuisance.

36 3. Any ordinance enacted pursuant to this section shall:

Standing Action Taken _____ Date _____

Select Action Taken _____ Date _____

1 (1) Set forth those conditions which constitute a nuisance and which are detrimental to the
2 health, safety, or welfare of the residents of the county;

3 (2) Provide for duties of inspectors with regard to those conditions which may be declared a
4 nuisance, and shall provide for duties of the building commissioner or designated officer or officers
5 to supervise all inspectors and to hold hearings regarding such property;

6 (3) Provide for service of adequate notice of the declaration of nuisance, which notice shall
7 specify that the nuisance is to be abated, listing a reasonable time for commencement, and may
8 provide that such notice be served either by personal service or by certified mail, return receipt
9 requested, but if service cannot be had by either of these modes of service, then service may be had
10 by publication. The ordinances shall further provide that the owner, occupant, lessee, mortgagee,
11 agent, and all other persons having an interest in the property as shown by the land records of the
12 recorder of deeds of the county wherein the property is located shall be made parties;

13 (4) Provide that upon failure to commence work of abating the nuisance within the time
14 specified or upon failure to proceed continuously with the work without unnecessary delay, the
15 building commissioner or designated officer or officers shall call and have a full and adequate
16 hearing upon the matter before the county commission, giving the affected parties at least ten days'
17 written notice of the hearing. Any party may be represented by counsel, and all parties shall have
18 an opportunity to be heard. After the hearings, if evidence supports a finding that the property is a
19 nuisance or detrimental to the health, safety, or welfare of the residents of the county, the county
20 commission shall issue an order making specific findings of fact, based upon competent and
21 substantial evidence, which shows the property to be a nuisance and detrimental to the health,
22 safety, or welfare of the residents of the county and ordering the nuisance abated. If the evidence
23 does not support a finding that the property is a nuisance or detrimental to the health, safety, or
24 welfare of the residents of the county, no order shall be issued.

25 4. Any ordinance authorized by this section may provide that if the owner fails to begin
26 abating the nuisance within a specific time which shall not be longer than seven days of receiving
27 notice that the nuisance has been ordered removed, the building commissioner or designated officer
28 shall cause the condition which constitutes the nuisance to be removed. If the building
29 commissioner or designated officer causes such condition to be removed or abated, the cost of such
30 removal shall be certified to the county clerk or officer in charge of finance who shall cause the
31 certified cost to be included in a special tax bill or added to the annual real estate tax bill, at the
32 county collector's option, for the property and the certified cost shall be collected by the county
33 collector in the same manner and procedure for collecting real estate taxes. If the certified cost is
34 not paid, the tax bill shall be considered delinquent, and the collection of the delinquent bill shall be
35 governed by the laws governing delinquent and back taxes. The tax bill from the date of its
36 issuance shall be deemed a personal debt against the owner and shall also be a lien on the property
37 until paid.

38 5. Nothing in this section authorizes any county to enact nuisance abatement ordinances that
39 provide for the abatement of any condition relating to agricultural structures or agricultural
40 operations, including but not limited to the raising of livestock or row crops.

41 6. No county of the first, second, third, or fourth classification shall have the power to adopt
42 any ordinance, resolution, or regulation under this section governing any railroad company
43 regulated by the Federal Railroad Administration."; and
44

45 Further amend said bill by amending the title, enacting clause, and intersectional references
46 accordingly.