



VACANT PROPERTY REGISTRATION





CHALLENGES WITH VACANT PROPERTIES/ABSENTEE OWNERS

Property Challenges:

- Vacant properties can become attractive nuisances in our community (Squatters, illegal dump sites, property maintenance concerns, broken windows, etc.)
- Code Enforcement periodically receives inquiries about registering vacant properties (Banks, Property Preservation Co., etc.), because it is required in other cities.

Absentee Owners:

- Locating absentee property owners is a difficult and time consuming. It is more challenging when these properties are in Pre, Mid or Full Foreclosure.
- Ensuring that the actual entity or person/s are made aware and responsible for the property condition.



BENEFIT OF HAVING A VACANT PROPERTY REGISTRATION PROGRAM

Purpose:

- Assist with locating absentee property owner. (Out of State or Out of Country Property Owners)
- Having an entity or person responsible for abandon/vacant properties.
- Obtaining owner information.
- **Goal:**
- Direct contact and communication with property owner or representative.
- Being able to share information with other departments. (OFD, OPD, etc.)(Chronic nuisance properties)
- Quicker response times to address blight, public nuisances, illicit activity, etc.



COMPARABLE CITIES

- Bremerton and Auburn are two comparable cities with vacant/abandoned property registration programs.
- We learned a lot from communicating with both cities and have incorporated some of their 'lessons learned' into this proposed ordinance. Examples: Lighting (Solar) and Trespass Authorization



BACKGROUND & ANALYSIS

2022 - Vacant and Nuisance Property Search

	Undeveloped Land	Single Family Residential	Multi-Family Residential	Commercial/Industrial	Other <small>(Undefined, Exempt, ROW, Parks, Tide Land, etc.)</small>	TOTAL
Total Number of Parcels City Wide <small>(Including 481 parcels without assessor property type, categorized as other)</small>	2,130 36% Non-Local Owner	18,187 9% Non-Local Owner	1,824 31% Non-Local Owner	1,643 35% Non-Local Owner	1,184 29% Non-Local Owner	24,968 Avg. 16% Non-Local
Parcels with Vacancy Indicators <small>(Utility Shut Offs within last 30 days or active foreclosure in process, as of Feb 2022)</small>	2 0% Non-Local Owner	49 25% Non-Local Owner	6 67% Non-Local Owner	7 57% Non-Local Owner	—	64 Avg. 31% Non-Local
Code Enforcement Nuisance Parcels <small>(2 or more code enforcement cases 2019-Feb 2022)</small>	3 50% Non-Local Owner	16 19% Non-Local Owner	2 100% Non-Local Owner	11 91% Non-Local Owner	—	32 Avg. 50% Non-Local

*Property types were sorted into five categories using the Property Type code in the Thurston County Assessor's ATIM: Undeveloped, Single Family, Multi-Family, Commercial/Industrial, and Other.
 **The City of Olympia is unable to determine which properties in its jurisdiction are vacant with currently available data. The numbers reported above for "Parcels with Vacancy Indicators" and "Code Enforcement Nuisance Parcels" are an attempt to approximate the number of properties that could be impacted by a vacant property registration process.
 ***The following assumptions were used to conduct this analysis: Vacancy Indicators were established using properties listed in the foreclosure process and utility billing accounts with water shut-offs in the last 30 days, as well as properties with long-term water shut-offs. Both property foreclosures and water shut-offs represent a moment in time and do not span the three years plus period used to select code enforcement "Nuisance Parcels". Nuisance Parcels were defined as parcels with code enforcement cases indicative of, or that might suggest vacancy, including: "Dangerous Buildings", "Nuisance Structures", "Encampments on Private Property", and "Nuisance Zombie Homes". Additionally, parcels with 2 or more cases of Graffiti, Vegetation Overgrowth, Inoperable Vehicles, and Trash and Debris were included as Nuisance Parcels because they represented a reoccurring or persistent issue. Finally, Non-Local ownership was defined as outside Thurston County (including both out of county and out of state owners by owner mailing address. Data as of February 28th 2022.

Total Number of Parcels City Wide

Property Type	LOCAL	% Local	Out of State	% Out of State	Washington	% In State	%NonLocal	Grand Total	Total Percent
Undeveloped	1375	64.55%	149	7.00%	606	28.45%	35.45%	2130	100.00%
Single Family	16513	90.80%	540	2.97%	1134	6.24%	9.20%	18187	100.00%
Multi-Family	1257	68.91%	145	7.95%	422	23.14%	31.09%	1824	100.00%
Comm/Indust	1077	65.55%	157	9.56%	409	24.89%	34.45%	1643	100.00%
Other/Exempt	846	71.45%	240	20.27%	98	8.28%	28.55%	1184	100.00%
Grand Total	21068	84.38%	1231	4.93%	2669	10.69%	15.62%	24968	100.00%

Parcels with Vacancy Indicators

Property Type	LOCAL	% Local	Out of State	% Out of State	Washington	% In State	%NonLocal	Grand Total	Total Percent
Undeveloped	2	100.00%		0.00%		0.00%	0.00%	2	100.00%
Single Family	37	75.51%	4	8.16%	8	16.33%	24.49%	49	100.00%
Multi-Family	2	33.33%		0.00%	4	66.67%	66.67%	6	100.00%
Comm/Indust	3	42.86%		0.00%	4	57.14%	57.14%	7	100.00%
Grand Total	44	68.75%	4	6.25%	16	25.00%	31.25%	64	100.00%

Code Enforcement Nuisance Properties



SUMMARY OF ORDINANCE

- Purpose: to assist the city with locating any owner of an “abandoned or vacant property. (Be it a property with improvements or bare land)
- Require registration of these properties. (Annually)
- Have a current, local representative or contact of the owner, property manager, agent or party who has a vested interest in the property.
- Maintain the property in accordance with the city’s codes, laws and ordinances.
- To have a prompt and less arduous response in addressing blight, hazards, and illicit activities.
- Bring awareness of the effects of not maintaining the property, their responsibility to the community and impact on the city resources, environment, livability, and prosperity of the community.

QUESTIONS PLEASE?