THE CITY OF ASHEVILLE

# City Council Staff Report

## Council Meeting Date

- April 14, 2026

## Subject

- Resolution to adopt ordinance for Abandoned Buildings

## Staff Resource(s)

- Mark Matheny, Director of Development Services Department
- Chris O'Brien, Compliance Coordinator, Development Services Department

## Action Requested

- Adoption of an ordinance to address abandoned buildings

## Background

- City Ordinance Chapter 4 Article 6 Unsafe Buildings and Chapter 4 Article 7 Housing Code are the compliance divisions two main ordinances for addressing unsafe or dilapidated buildings and dwellings.
- Current Code does not provide staff the ability to address buildings and dwellings that are structurally sound, but abandoned and unused and that have become a nuisance.
- Adoption of this ordinance would fill the gap between our current codes and provide alternative measures for compliance.

## Vendor Outreach Efforts:

- N/A

## Council Vision 2036 Focus Area(s):

- A Clean , Safe, and Healthy Environment

## Council Priority Recovery Area(s):

- Infrastructure & Environment

## Committee(s):

- Public Safety Committee - January 29th, 2026, No Recommendation
- Public Safety Committee - March 26th, 2026 - Voted 2-0 to move forward to City Council

## Pro(s)

- The expanded ability to address and enforce the nuisance of abandoned buildings

## Con(s)

- None

## Fiscal Impact

- Adopting this ordinance will not immediately create a fiscal impact. This ordinance will provide enforcement staff an additional tool to initiate and pursue cases within our current compliance path. Any fiscal resources that could potentially be needed, would need separate council action and approval in the same way as our current methods.

- Staff has discussed a future Proactive Abandoned Building Demolition Program that would create a much larger fiscal impact and is not a part of this ordinance update request. This would include a substantial remediation budget and the addition of two full-time employee positions. Additional resources will be considered during a subsequent budget development process.

## Suggested Motion

- Move to adopt an ordinance amending Chapter 4 of the Code of Ordinances to insert a new Article VIII, "Abandoned Structures," to provide for the repair, closing, or demolition of abandoned structures deemed health or safety hazards.

## Attachment(s)

- Ordinance Draft