

## FAQS

### How long does the demolition process take?

The process from start to finish can take anywhere from 2-6 months. The process may take longer due to work load or inclement weather.

### Does the property owner have to pay anything to have the structure demolished?

No.

### Does the property owner retain ownership of their property?

Yes. The property owner retains ownership of their property after the structure is demolished.

### Will the City of Carrollton pay me to rehabilitate my property?

No. The city will only offer demolition services.

### How do I have my property taxes changed after demolition?

After demolition, the property owner must contact the Carroll County Tax Assessor's Office and notify them that the structure has been demolished.

### When will my property tax change?

The Tax Assessor's Office will adjust changes to all parcels on January 1 of the following year.

### Can I request an inspection of someone else's property?

The city building inspector will inspect the property if the city has received at least five citizen complaints about the structure.



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# BLIGHTED STRUCTURE PROGRAM

CARROLLTON GA

## OVERVIEW

There are houses, buildings and other structures in the City of Carrollton that are unfit for human occupancy or for commercial or industrial use. These structures are unfavorable and, in many cases, dangerous to our city residents' health, safety and welfare. Repairing, closing or demolishing such structures creates a healthier and safer environment for our residents. In 2016, the City of Carrollton developed a program to help citizens remedy these structures by offering free demolition service. Citizens who are interested in this service should contact the Engineering Department at City Hall and schedule an on-site inspection to determine if the structure is blighted.

### Any house, building or structure that has one or more of the following conditions can be considered blighted:

- Defects increasing the risk of fire, accidents or other disasters
- Lack of adequate ventilation, light or sanitary facilities
- Dilapidation
- Disrepair
- Structural defects
- Uncleanliness, including but not limited to rodent infestation
- Damage by fire, flood, wind or other cause where the structural integrity is compromised
- Construction or maintenance in violation of state and local codes
- Decay, deterioration or dilapidation where full or partial collapse could occur
- The stress load of the structure is exceeded
- The entrance to the property is not large enough to allow for emergency personnel vehicles
- Exterior siding that is inadequate, unsecured or not weather, water or windproof
- Conditions of the property are unsafe or unsanitary
- The structure is vacant, dilapidated and being used in connection with drug crimes

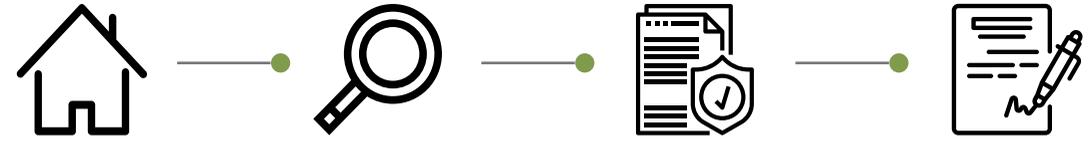


### HOW DOES THIS HELP CARROLLTON?

Blighted structures can be a burden on property owners, adjacent property owners, the surrounding neighborhood and on the city itself. This program allows for such structures to be identified and demolished, giving citizens the security of knowing a potential safety hazard has been treated or eliminated. Many property owners are unable to maintain their properties and as years elapse, the property falls into disrepair. Often times, owners do not have the financial means to demolish a blighted structure and the neighborhood suffers from the dilapidation. With the city's assistance, these neighborhoods can see the potential benefit of a decrease in the crime rate and poor health conditions, as well as an improvement to the area's visible aesthetics. The City of Carrollton values our citizens and wants to make every effort to create a healthy and safe environment for every person.

## THE PROCESS

The City of Carrollton utilizes the following process of rehabilitating or demolishing blighted and dilapidated structures:



A house, building or structure is discovered by the Building Inspector OR at least five citizen complaints are filed.

An inspection is performed and an assessment is given.

If deemed a hazard then a Title Check is performed on the property.

Upon receipt of the Title Check, a letter is addressed to the property owner stating the condition of the property and the steps needed to remedy the conditions, as well as an offer to demolish the property at no cost.



If the property owner **DECLINES** demolition, then they must submit a written mitigation plan stating the process and timeline of how they will remedy the conditions stated in the letter. An effort to begin repairs must be made within three months of the plan submittal.



If the property owner **CANNOT** be contacted or **DOES NOT RESPOND** to the original letter then another certified letter with a Municipal Court date will be sent to the property owner's address and the blighted property.

### FAILURE TO MITIGATE

In the case that a property owner declines demolition and fails to initiate a mitigation plan within 12 months, the city can choose to repair, alter, improve, enforce vacation of the premises, close or demolish the structure. Should the city choose to demolish the structure, then salvageable and reusable materials will be used for credit against the cost of demolition.



If the property owner **ACCEPTS** demolition, the owner signs a release and the city can demolish the structure.

An asbestos inspection is performed on the structure. If asbestos is found, then abatement of the asbestos must occur.

The gas, power, water and sewer lines are rendered inactive.

Demolition of the structure is scheduled and performed by the City of Carrollton Public Works Department.

