

Defining Blighted Properties

- Any property which is regarded as a public nuisance at common law or has been declared a public nuisance by the municipality;
- Any premises which is considered an attractive nuisance to children;
- Any dwelling which has been designated as unfit for human habitation by the department responsible for enforcement of codes in the municipality;
- Any property which is a fire hazard or otherwise dangerous to the safety of persons or property;
- Any structure without utilities so that the property is unfit for its intended use;
- Any vacant or unimproved lot or parcel of ground in a predominantly built-up neighborhood which has become a place for accumulation of trash and debris or haven for rodents or other vermin;
- Any unoccupied property which has been tax delinquent for a period of two (2) years;
- Any property which is vacant, but not tax delinquent, which has not been rehabilitated within one (1) year from receipt of notice to rehabilitate from the appropriate code enforcement agency;
- Any abandoned property as defined by the Property Rights Protection Act of the Eminent Domain Code.
- Any property which has defective or unusual conditions of title or no known owners, rendering title unmarketable.
- Any property which has environmentally hazardous conditions, solid waste pollution or contamination in a building or on the land which is a direct and immediate threat to the health, safety and welfare of the community.
- A property having three (3) or more of the following characteristics: (i) unsafe or hazardous conditions, (ii) unsafe external or internal accessways, (iii) is being served by an unsafe public street or right-of-way, (iv) has code violations and is an immediate threat to public health and safety, (v) is vacant, or (vi) is located in a redevelopment area having certain characteristics as set forth in the Property Rights Protection Act of the Eminent Domain Code.