



DISCUSS VACANT BUILDING REGISTRATION ORDINANCE & FEES

DS-22-129

November 1, 2022

Background

2

- ❑ The Vacant Building Registration Ordinance was adopted in August 2020 via Ordinance No. 20-032.
- ❑ The intent of the ordinance is to reduce blight, preserve the historic character, and improve property values in Downtown Killeen.
- ❑ The Vacant Building Registration Ordinance requires the owners of vacant buildings within the Historic Overlay District (HOD) to abide by a standard of care practice, register their property with the City, and pay an annual registration fee.

Vacant Building Registration Requirements

3

- ❑ Owners of vacant buildings located in the HOD must submit the following to complete the registration requirement:
 - ❑ Completed registration form;
 - ❑ Registration & inspection fees;
 - ❑ Completed building inspection;
 - ❑ Proof of property insurance;
 - ❑ Comprehensive plan of action form;
 - ❑ Floorplan of the building; and
 - ❑ Criminal trespass affidavit.

Current Fees

4

- \$500 for the first year + \$50 per additional year
- Late fee: \$150 if submitted after deadline
- Inspection fee: \$0.01/sq. ft.

Benchmark Fees

5

- Dallas: \$73 base fee + [\$85 + \$0.01/sq ft.] inspection fee
- Lewisville: \$75 base fee + \$25 inspection fee
- Duncanville: \$125 base fee + \$50 or \$0.01/sq. ft. inspection fee
- Wichita Falls: \$150 base fee + \$100 registration fee
- Irving: \$250 base fee + \$75 inspection fee
- Paris: \$500 base fee + \$50/year after first year
- San Antonio: \$250 for single-family / \$750 for all other

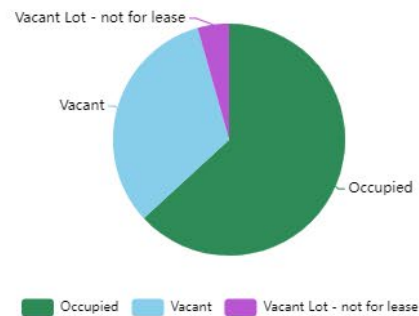
Vacant Building Registration Progress

6

- Staff began enforcing the ordinance in November 2020. At that time, there were approximately 22 vacant buildings in HOD.
 - ▣ In total, only 11 buildings have ever registered as Vacant
 - 8 registered in 2021
 - Of those, 6 failed to reregister in 2022, and 2 are occupied
 - 3 registered in 2022
- As of October 2022, there are 37 vacant buildings in the HOD, with 3 currently registered on the registry



Historic Downtown Properties



Challenges

8

- ❑ Apathetic and absentee property owners
- ❑ Lack of staff to manage the program historically
- ❑ Ordinance administration

Opportunities

9

- ❑ Increased enforcement initiatives through Code Enforcement and Municipal Courts
 - ▣ Currently, there are over 60 active code enforcement cases in the HOD
- ❑ Increased fees (not recommended at this time)
- ❑ Continued focus on incremental improvements in Downtown
- ❑ Ordinance amendments/process improvements
 - ▣ Standardization of the registration dates
 - ▣ Standardization of registration for buildings with more than one address
 - ▣ Reducing the Plan of Action to a LOI once a year

Next Steps

10

- Continued focused enforcement downtown
- Update the Vacant Building Registry Ordinance to make it easier to administer