COBB COUNTY COMMUNITY REDEVELOPMENT

TAX INCENTIVE

Code of Ordinances: Part I Chapter 2, Article V, Section 2-181

Blight [blahyt] (noun) The state or result of being blighted or deteriorated; dilapidation; decay: urban blight, blighted property, blighted

- (1) Presents two or more of the following criteria*:
- A. Uninhabitable, unsafe, or abandoned structure
- B. Inadequate ventilation, light, air, or sanitation
- C. An imminent harm to life or other property caused by natural catastrophe
- D. A site identified by the federal Environmental Protection Agency as a superfund site or having environmental contamination to an extent that requires remedial investigation
- E. Repeated illegal activity on the individual property
- F. The maintenance of the property is below state or county codes for at least one year after written notice

in addition to:

- (2) Is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property.
- (3) Property shall not be deemed blighted solely because of aesthetic conditions.







COMPLAINT FORWARDED TO COUNTY ATTORNEY'S OFFICE

If the owner does not respond to the written notice within 30 days, a complaint is sumbitted to the magistrate court. The complaint shall list the criteria and remediation needed to fix blight. Notice will be provided to the homeowner. timeline: 30 days †



Designated at Magistrate Court hearing; Blight Designation Notice mailed by court timeline: +/- 90 days †

WRIT OF CERTIORARI PETITION (30)

Property owner may request a 'writ of certiorari' from the court within 30 days of the notice of blight designation timeline: 30 days †

NOTICE OF BLIGHT DESIGNATION TO TAX DEPARTMENT

timeline: 45 days after notice of official blight determination



Blight [PROCESS]*

(a) In order for a parcel of real property to be officially designated as maintained in a blighted condition and subject to increased taxation, the following steps must be completed:



INITIATE CASE

• Complaint signed by 5 residents or initiated by public officer



CHECK FOR QUALIFYING MATERIAL timeline: 5-7 days †

DOCUMENT WRITTEN REPORT

Validating the complaint's criteria; Include location



INSPECTION *timeline:* 10 days †

A site visit is needed to determine if there are violations and possible blight conditions. If conditions require interior inspection and there is no access, an 'inspection warrant' will be filed at the Cobb County Attorney's Office.



Expand initial written report; Include photos and supporting documentation



PUBLIC OFFICIAL VERIFICATION *timeline: 5-7 days* [†]

Verification of blight criteria, as determined by Community Development Agency Director



60

DAY

90 DAY

180

DAY

210

225

NOTICE OF BLIGHT CRITERIA MAILED AND POSTED *timeline: 3-5 days †*

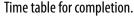
DAY

OWNER REMEDIATION PLAN timeline: 30 days †

Property owner must submit a blight remediation plan within 30 days of designation.

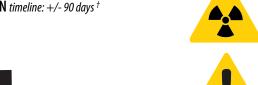
The plan shall include:

details of the repairs, closure, demolition or restoration Verifiable funding sources to be used



REMEDIATION PLAN APPROVAL *timeline: 30 days †*

BLIGHT REMEDIATION timeline: +/- 90 days †





detailed explination of the blight definition, identification and procedure as defined by Cobb County.

