

## **99.705 Definitions.**

Unless the context otherwise requires:

- (1) "Blighted" or "deteriorated" property means any vacant structure or vacant or unimproved lot or parcel of ground in a predominantly built-up neighborhood:
  - (a) Which because of physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with a city of any class, or in counties containing a city of the first class or consolidated local government, with the housing, building, plumbing, fire, or related codes;
  - (b) Which because of physical condition, use, or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures;
  - (c) Which because it is dilapidated, unsanitary, unsafe, vermin-infested, or lacking in the facilities and equipment required by the housing code of a city or county containing a city of the first class or consolidated local government, has been designated by the department responsible for enforcement of the code as unfit for human habitation;
  - (d) Which is a fire hazard, or is otherwise dangerous to the safety of persons or property;
  - (e) From which the utilities, plumbing, heating, sewerage, or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use;
  - (f) Which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin;
  - (g) Which has been tax delinquent for a period of at least three (3) years; or
  - (h) Which has not been rehabilitated within the time constraints placed upon the owner by the appropriate code enforcement agency.
- (2) "Redevelopment" means the planning or replanning, design or redesign, acquisition, clearance, development, and disposal or any combination of these, of a property in the preparation of such property for residential and related uses, as may be appropriate or necessary.
- (3) "Residential and related use" shall mean residential property for sale or rental and related uses; including but not limited to park and recreation areas, neighborhood community service, and neighborhood parking lots.
- (4) "Vacant property review commission" means a commission established by ordinance to review vacant properties to make a written determination of blight and deterioration.

**Effective:** July 13, 2004

**History:** Amended 2004 Ky. Acts ch. 76, sec. 3, effective July 13, 2004. -- Amended 2002 Ky. Acts ch. 346, sec. 128, effective July 15, 2002. -- Amended 1988 Ky. Acts ch. 170, sec. 2, effective July 15, 1988. -- Created 1984 Ky. Acts ch. 248, sec. 2, effective July 13, 1984.