

**99.705 Definitions for KRS 99.700 to 99.730.**

As used in KRS 99.700 to 99.730:

- (1) "Alternative government entity" means an entity established by the legislative body of a local government pursuant to KRS 65.350 to 65.375, 99.330 to 99.510, 99.520 to 99.590, or 99.610 to 99.680, with a purpose compatible with the purposes expressed in KRS 99.700;
- (2) "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 the housing, building, plumbing, fire, nuisance, 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 or nuisance code of the local government in which it is located, has been designated by the department responsible for enforcement of the housing or nuisance 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 brought into compliance with the housing, building, plumbing, electrical, fire, or nuisance code of the local government within which it is located within the time constraints placed upon the owner by the appropriate code enforcement agency;
- (3) "Commission" means a vacant property review commission established under KRS 99.710;
- (4) "Local government" means any city, county, urban-county government, consolidated local government, unified local government, or charter county;
- (5) "Nuisance code" means an ordinance or ordinances adopted by a local government pursuant to KRS 82.700 to 82.725 or a similar ordinance or ordinances adopted by a local government pursuant to any other authority; and
- (6) "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, commercial, public, or related uses, as may be appropriate or necessary.

**Effective:** July 15, 2016

**History:** Amended 2016 Ky. Acts ch. 127, sec. 2, effective July 15, 2016. -- 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.