

NOTICE OF PASSAGE OF ORDINANCE

Pursuant to IC 36-2-4-8, notice is given that the Adams County Board of Commissioners have passed the Unsafe Building and Premises Code (UBPC) for the unincorporated areas of Adams County, Indiana on April 30, 2024, as Ordinance 2024-3. The UBPC is adopted pursuant to the Indiana Unsafe Building Law, IC 36-7-9 et seq., and incorporates the provisions of the Indiana Unsafe Building Law, and supplements same with its own provisions. The UBPC shall become effective upon the publication of this notice once each week for two consecutive weeks. The UBPC defines unsafe buildings and premises and establishes procedures for the correction of unsafe situations. The UBPC establishes minimum standards for basic equipment, lighting, ventilation, heating, electrical service, space, protection from the elements, safety, sanitary maintenance, and other hazards. Compliance with the UBPC is the responsibility of owners, operators and occupants of structures. The UBPC establishes the Adams County Building and Zoning Director/Administrator as the official charged with the administration and enforcement of the UBPC, or any duly authorized representative. The UBPC provides for the issuance of orders to repair, orders to seal offending structures, or orders to otherwise correct cited violations. It also provides that unsafe buildings and structures may be ordered demolished under certain circumstances. Fines of up to \$2,500 may be issued, with additional penalties of up to \$1,000 every 90 days the violations go unabated. The UBPC establishes an Unsafe Building Fund for the collection of such fines. The UBPC provides the Enforcement Authority may undertake to abate violations in emergency situations or cases of noncompliance, and that the costs of such abatement and or fines that remain unpaid shall become liens against the real estate for which the violations were assessed. A lien may be foreclosed, and the property sold, in the same manner as unpaid tax liens may be foreclosed under Indiana Law to satisfy said lien. The UBPC in its entirety is on file in the Adams County Building and Planning Department, 313 W. Jefferson St., Decatur, IN 46733, 260-724-5305.