



Attorney's Matters - 01/24/17  
*Office of*  
**INDIAN RIVER COUNTY  
ATTORNEY**

Dylan Reingold, County Attorney  
William K. DeBraal, Deputy County Attorney  
Kate Pingolt Cotner, Assistant County Attorney

**MEMORANDUM**

TO: Board of County Commissioners

FROM: William K. DeBraal, Deputy County Attorney *WKS*

DATE: January 18, 2017

SUBJECT: Report on Demolition of Unsafe Structures

During the last round of approval of unsafe structures to be demolished, the Board asked staff to research the status of parcels where buildings had been demolished. Staff went through its demolition files with the oldest being from 1996. Staff selected 55 files for review and the data gleaned from the files included the owner name and address, delinquent taxes, original and current lien amounts and whether the lien was paid.

The demolition process begins in the Building Department. Complaints of dilapidated structures are received from code enforcement, law enforcement, field visits and citizen complaints. Once a complaint is received, the requirements set forth by Indian River County Code Chapter 403, the Property Maintenance Code are followed. A breakdown of the requirements entitled "Condemnation Timeline Summary" is attached to this memorandum. From the time a complaint is received until the structure is demolished and the lien is recorded is usually an 8-9 month process, although staff has frequently worked with owners who wish to rehabilitate their properties or perform the demolition themselves.

Some of the highlights of the research into the 55 demolished structures are as follows:

- 30 of the 55 liens remain unpaid and outstanding
- 22 of the parcels have delinquent property taxes
- 10 of the liens have been paid in full
- 6 of the parcels are now owned by the County through the escheatment process
- 6 parcels were sold at tax deed sale
- 3 parcels did not have liens filed against them. These were either demolitions before 2004 or the structure was in the foreclosure process where our lien would have been scrubbed.
- 1 parcel has been redeveloped by Every Dream Has a Price with a single family home
- 54 parcels remain vacant

Examining the frequency of demolitions across five-year periods reveal the following activity:

2011 – 2016 29 demolitions  
2005 - 2010 17 demolitions  
2000 – 2004 8 demolitions  
1995 – 1999 1 demolition

The lowest cost to demolish was \$1,670 and the highest was \$19,749.68 with an average cost to demolish being \$4,434.98. The County expended \$243,923.67 in demolition costs and received \$44,000.19 to release the 10 liens.

Funding: There is no expenditure of County funds for this matter.

Recommendation: Staff recommends the Board discuss the above information and direct staff to provide additional information if desired.

Copes to: Stan Boling, Community Development Director  
Scott McAdam, Building Official