



**Action Requested/Required:**

- Vote/Action Requested
- Discussion or Presentation Only
- Public Hearing
- Report Date: \_\_\_\_\_
- Hearing Date: \_\_\_\_\_
- Voting Date: \_\_\_\_\_

**Department:** Community Development      **Presenter(s) & Title:** Merrick McClure  
Code Enforcement Manager

**Agenda Item Title:**

Community Redevelopment Tax Incentive Program

**Summary:**

Discussion of current adopted ordinance. Identifying steps and procedures for enforcement of the current ordinance. Informing Council of their responsibility for the appeal hearing.

**Budget Implications:**

Budgeted?  Yes  No  N/A

Total Cost of Project:  Check if Estimated

Fund Source: General Fund  Water & Sewer  Sales Tax  Other:

**Staff Recommendations:**

NA

**Reviews:**

Has this been reviewed by Management and Legal Counsel, if required?  Yes  No

**Attachments:**

Community Redevelopment Tax Incentive Program - Power Point  
Notices for Community Redevelopment Blight Tax  
ARTICLE\_VIII.\_\_\_\_COMMUNITY\_REDEVELOPMENT\_TAX\_INCENTIVE\_PROGRAM



# Community Redevelopment Tax Incentive Program

a.k.a “Blight Tax”

# *Defining Blight*

- **Georgia Constitution: “at a minimum, property that constitutes endangerment to public health or safety”**

# Defined Blight Conditions

*(Two or more required)*

*Shall not be deemed Blight solely for aesthetic conditions*

- Violation of Applicable Codes
- Unfit for human habitation
- Life Safety / Drug Crimes
- Repeated Illegal Activity
- Abandoned
- Unsanitary/Unsafe Conditions
- Defacement of property



CANTON

# Blight Tax



## Applies to Residential and Commercial

Does not include dwelling occupied as primary residency by at least one person.



# Blight Tax

Time Sensitive = TS



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Blighted  
Property?

CANTON



# Merrick McClure

Code Enforcement Manager



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CityofCantonGA

**Hearing Notice:**

NOTICE TO OWNER OF HEARING UNDER CHAPTER 54, ARTICLE VIII:  
COMMUNITY REDEVELOPMENT TAX INCENTIVE PROGRAM

You are hereby notified that the building official has prepared a report indicating that your property located at \_\_\_\_\_ and identified as Tax Parcel \_\_\_\_\_ is being maintained in a blighted condition as defined in Chapter 54, Article VIII of the Code of Ordinances of the City of Canton, Georgia. You may inspect and copy the building official's report at City Hall during the hours of 8:30a.m to 5:00 p.m.

You are also hereby notified that a hearing will be held on \_\_\_\_\_ before the City Manager at \_\_\_\_\_ (**location of hearing inserted here**). At the hearing you will be given the opportunity to present evidence and testimony to dispute the findings of the building official.

If it is determined that your property is being maintained in a blighted condition, then your property will be assessed additional property tax based on a millage rate equal to seven times the millage rate otherwise applied to your property, until the condition is remedied.

**Declaration Notice:**

NOTICE OF DESIGNATION OF PROPERTY  
AS BEING MAINTAINED IN BLIGHTED CONDITION

Following the hearing held on \_\_\_\_\_, your property located at \_\_\_\_\_ and identified as Tax Parcel \_\_\_\_\_ has been designated and declared as maintained in a blighted condition, as defined by Chapter 54, Article VIII of the Code of Ordinances of the City of Canton, Georgia and is now subject to increased taxation.

You may remove the designation/declaration by taking the steps to remedy the condition of the property as set forth on the attached list.

You may appeal the designation of blight to the city council by requesting a hearing within 30 days from the receipt of this Notice.

**Tax Official Designation Notice** (to be used only if no appeal to city council is requested)

NOTICE TO TAX OFFICIAL OF DETERMINATION THAT PROPERTY  
IS BEING MAINTAINED IN A BLIGHTED CONDITION

Notice is hereby given that it has been determined that the property owned by \_\_\_\_\_, located at \_\_\_\_\_ and identified as Tax Parcel \_\_\_\_\_ is being maintained in a blighted condition as defined by Chapter 54, Article VIII of the Code of Ordinances of the City of Canton, Georgia. The property is now subject to the tax described in Section 54-161 of the Code of Ordinances.

**Council Determination Notice**

NOTICE OF CITY COUNCIL DETERMINATION  
AFTER APPEAL OF DESIGNATION AS BLIGHTED PROPERTY

Following the hearing before the City Council of the City of Canton as to the property owned by \_\_\_\_\_, located at \_\_\_\_\_ and identified as Tax Parcel \_\_\_\_\_, the City Council hereby reverses the designation of the property as being maintained in a blighted condition.

OR

Following the hearing before the City Council of the City of Canton as to the property owned by \_\_\_\_\_, located at \_\_\_\_\_ and identified as Tax Parcel \_\_\_\_\_, the City Council hereby affirms the designation of the property as being maintained in a blighted condition.

A copy of this Notice is being provided to the City of Canton tax official and an additional tax as provided in Sec. 54-161 of the Code of Ordinances of the City of Canton, Georgia shall be assessed.

**Compliance Achievement Notice**

NOTICE OF DETERMINATION THAT PROPERTY  
IS NO LONGER MAINTAINED IN A BLIGHTED CONDITION

Notice is hereby given that it has been determined that the property owned by \_\_\_\_\_, located at \_\_\_\_\_ and identified as Tax Parcel \_\_\_\_\_ is no longer being maintained in a blighted condition.

This notice is also being provided to the City of Canton tax official.