

COBB COUNTY COMMUNITY REDEVELOPMENT TAX INCENTIVE

Code of Ordinances: Part I Chapter 2, Article V, Section 2-181

Blight [blahyt] (noun) The state or result of being blighted or deteriorated; dilapidation; decay: *urban blight, blighted property, blighted*

(1) Presents two or more of the following criteria*:

- A. Uninhabitable, unsafe, or abandoned structure
- B. Inadequate ventilation, light, air, or sanitation
- C. An imminent harm to life or other property caused by natural catastrophe
- D. A site identified by the federal Environmental Protection Agency as a superfund site or having environmental contamination to an extent that requires remedial investigation
- E. Repeated illegal activity on the individual property
- F. The maintenance of the property is below state or county codes for at least one year after written notice

in addition to:

- (2) Is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property.
- (3) Property shall not be deemed blighted solely because of aesthetic conditions.



COMPLAINT FORWARDED TO COUNTY ATTORNEY'S OFFICE

If the owner does not respond to the written notice within 30 days, a complaint is submitted to the magistrate court. The complaint shall list the criteria and remediation needed to fix blight. Notice will be provided to the homeowner.
timeline: 30 days[†]

NOTICE OF OFFICIAL BLIGHT DETERMINATION

Designated at Magistrate Court hearing; Blight Designation Notice mailed by court
timeline: +/- 90 days[†]

WRIT OF CERTIORARI PETITION (30)

Property owner may request a 'writ of certiorari' from the court within 30 days of the notice of blight designation
timeline: 30 days[†]

NOTICE OF BLIGHT DESIGNATION TO TAX DEPARTMENT

timeline: 45 days after notice of official blight determination



Blight [PROCESS]*

(a) In order for a parcel of real property to be officially designated as maintained in a blighted condition and subject to increased taxation, the following steps must be completed:



INITIATE CASE

• Complaint signed by 5 residents or initiated by public officer



CHECK FOR QUALIFYING MATERIAL *timeline: 5-7 days[†]*

DOCUMENT WRITTEN REPORT

Validating the complaint's criteria; Include location



INSPECTION *timeline: 10 days[†]*

A site visit is needed to determine if there are violations and possible blight conditions. *If conditions require interior inspection and there is no access, an 'inspection warrant' will be filed at the Cobb County Attorney's Office.*

WRITTEN INSPECTION REPORT

Expand initial written report; Include photos and supporting documentation



PUBLIC OFFICIAL VERIFICATION *timeline: 5-7 days[†]*

Verification of blight criteria, as determined by Community Development Agency Director



NOTICE OF BLIGHT CRITERIA MAILED AND POSTED *timeline: 3-5 days[†]*



OWNER REMEDIATION PLAN *timeline: 30 days[†]*

Property owner must submit a blight remediation plan within 30 days of designation.

The plan shall include:
details of the repairs, closure, demolition or restoration
Verifiable funding sources to be used
Time table for completion.



REMEDIATION PLAN APPROVAL *timeline: 30 days[†]*



BLIGHT REMEDIATION *timeline: +/- 90 days[†]*



*Please refer to the Official Code of Ordinances for a more detailed explanation of the blight definition, identification and procedure as defined by Cobb County.

[†]Timeline is approximate