

**CITY OF SPRINGFIELD
ORDINANCE # 2025-015**

**AN ORDINANCE OF THE CITY OF SPRINGFIELD IN WASHINGTON COUNTY,
KENTUCKY REGULATING UNSAFE, ABANDONED OR DETERIORATED
BUILDINGS**

WHEREAS, the City Council finds that the health, safety, and welfare of its citizens require ensuring that buildings and structures within the City are safe, sanitary, and structurally sound; and

WHEREAS, KRS 65.8840 authorizes municipalities to adopt an ordinance for the abatement of nuisances, owner liability and enforcement procedures;

WHEREAS, through the Establishment of a Code Enforcement Board through Ordinance 2025-012 in conjunction with this ordinance, Ordinance 2014-003 should be repealed in its entirety.

NOW, THEREFORE, be it ordained by the City Council of the City of Springfield as follows:

SECTION 1. PURPOSE

The purpose of this ordinance is to promote public health, safety, and welfare by regulating buildings within the City.

SECTION 2. ADOPTION OF CODE

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Springfield, Washington County, Kentucky, being marked and designated as the International Property Maintenance Code, 2024 Edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Springfield, Washington County, Kentucky for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any.

SECTION 3. DEFINITIONS

- A. **Unsafe Building:** Any structure that is dilapidated, deteriorated, unsanitary, a fire hazard, or otherwise dangerous to public safety.
- B. **Code Enforcement Board:** An administrative body created and acting under the authority of the Local Government Code Enforcement Act, KRS 65.8801 to 65.8839.

- C. **Construction or Demolition Activity:** The erection, including excavation, demolition, alteration, or repair of any building, structure or roadway or any utility related construction, for which all necessary and proper government permits have obtained.
- D. **Dwelling:** Any part of any building or its premises used as a place of residence or habitation or for sleeping by any person.
- E. **Owner:** A person, association, corporation, partnership, or other legal entity having a legal or equitable title in real property.
- F. **Premises:** A lot, plot, or parcel of land, including any structures upon it.

SECTION 4. PROHIBITED CONDUCT

The following are declared nuisances:

- A. Any Building that is not in compliance with the International Property Maintenance Code.
- B. Any structure becoming unfit and unsafe for human habitation, occupancy or use.
- C. Buildings with structural failure, collapsing walls, roofs, or foundations or any other condition which are dangerous or injurious to the health or safety of the occupants of the structure or the occupants of a neighboring structure or anyone in the City.
- D. Buildings open to trespassers or vermin.
- E. Fire-damaged structures not repaired within 120 days.
- F. Buildings with missing doors, windows, or utilities creating unsafe conditions.
- G. Any outdoor swimming pool in which the water in the pool is contaminated with dangerous disease causing pathogens, including bacteria; or is capable of holding over twenty-four (24) inches of water, in depth at any one point; and the pool area isn't always completely surrounded by a fence that is at least four (4) feet in height, which precludes access to the water in the pool without opening a gate or climbing over the fence.

SECTION 5. RENTAL PROPERTY OWNER RESPONSIBILITY

For all properties not occupied by the owner of record as shown in the Washington County Property Valuation Administrator's records, the property owner shall be solely responsible for compliance with all provisions of this ordinance, including but not limited to:

- A. All structural maintenance and repair requirements; all exterior maintenance including paint, windows, siding, roofing, doors, porches, and other visible components; grass cutting and weed control; removal of trash, debris, junk vehicles, inoperable vehicles, and accumulated materials; maintenance of driveways, walkways, and parking areas;
- B. Property owners may not contractually transfer responsibility for structural maintenance, exterior repair, or compliance with building codes to tenants. Any lease provision attempting to transfer such responsibility shall be void and unenforceable for purposes of this ordinance.
- C. If a tenant is creating or maintaining a nuisance through accumulation of personal property, vehicles, debris, or other violations of this ordinance, the property owner shall have thirty

(30) days after written notice to remedy the violation through any lawful means, including but not limited to eviction proceedings.

SECTION 6. ABANDONED OR VACANT BUILDINGS

A. For purposes of this section, a building shall be deemed "abandoned" or "vacant" if it has been unoccupied for more than one hundred eighty (180) consecutive days and exhibits two or more of the following conditions:

1. Broken, missing, or boarded windows or doors;
2. Open or unsecured doors or windows allowing unauthorized entry;
3. Structural deterioration visible from any public street or right-of-way, including but not limited to damaged roof, collapsed porch, deteriorated siding, or compromised foundation;
4. Accumulation of trash, debris, or discarded materials on the premises;
5. Overgrown vegetation;
6. Disconnection of electrical, water, or gas utility services for more than one hundred eighty (180) consecutive days;
7. Posting of "condemned" or "unsafe" notices by any governmental authority;
8. Evidence of unauthorized entry, vandalism, or use for criminal activity.

B. Registration Requirements:

Property owners of any building that has been vacant for more than one hundred eighty (180) consecutive days shall register the property with the City Clerk within thirty (30) days of the property becoming vacant, providing:

1. Owner's name, current mailing address, telephone number, and email address;
2. Name and contact information for local agent or representative authorized to act on owner's behalf;
3. Property address and tax parcel number;
4. Intended use or disposition of the property;
5. Estimated timeline for reoccupancy or demolition.

Registration shall be renewed annually. Registration fee shall be \$50.00 per year made payable to the City of Springfield. Failure to register a vacant or abandoned building shall be deemed a nuisance.

C. Maintenance Requirements for Vacant Buildings:

All owners of vacant or abandoned buildings shall:

1. Secure all doors, windows, and other openings to prevent unauthorized entry;
2. Maintain exterior in compliance with International Property Maintenance Code;
3. Maintain grass, weeds, and vegetation;

4. Remove all trash, debris, and discarded materials from the property within fourteen (14) days of accumulation;
5. Post on the front of the property, visible from the street, a weather-resistant sign of at least 18 inches by 24 inches displaying the property owner's name and 24-hour contact telephone number;
6. Conduct monthly inspections of the property and maintain records of such inspections;

D. Immediate Safety Hazards

The Code Enforcement Officer, in consultation with the Fire Chief, Building Inspector, or other qualified official, may declare an immediate safety hazard for any property exhibiting any of the following conditions:

1. Structural collapse or imminent threat of collapse of any building or structure;
2. Fire hazard from accumulated combustible debris, materials, or vegetation in contact with structures;
3. Open, uncovered, or inadequately secured wells, cisterns, cesspools, excavations, or swimming pools capable of holding more than twelve (12) inches of water;
4. Severe vermin infestation (rats, mice, cockroaches, bedbugs, or other pests) documented by health department or pest control professional as affecting or likely to affect neighboring properties;
5. Active use of the property for illegal drug activity, as documented by law enforcement;
6. Unauthorized occupancy by squatters or trespassers;
7. Exposed electrical wiring, broken gas lines, or other utility hazards;
8. Accumulation of hazardous materials or chemicals posing threat to public health.

SECTION 7. CIVIL OFFENSE

A violation of any provision of this Ordinance shall constitute a civil offense. Each day that a violation continues shall be considered a separate civil offense. Enforcement and penalties shall be administered in accordance with KRS 65.8801–65.8839 and any other applicable provisions of Kentucky law.

SECTION 8. ENFORCEMENT

Enforcement of this ordinance shall be the responsibility of the City of Springfield Code Enforcement Board and the City of Springfield Code Enforcement Officer.

SECTION 9. SEVERABILITY

The provisions of this ordinance are severable. The invalidity of any provision shall not affect the validity of any other provision.

SECTION 10. REPEAL OF PRIOR ORDINANCES

City Ordinance 2014-003, along with all other ordinances or parts of ordinances in conflict herewith, is hereby repealed.

SECTION 11. EFFECTIVE DATE

This ordinance shall become effective upon its second reading, passage, and publication as required by law.

	YES	NO
Daniel Bishop	_____	_____
Joann Ellery	_____	_____
Michael Hale	_____	_____
Carolyn Hardin	_____	_____
John Pettus	_____	_____
Lance Smith	_____	_____

First Reading: December 8, 2025

Second Reading:

Published in the Springfield Sun:

Mayor Chris Essex
City of Springfield

ATTEST:

Jessica Hart, City Admin./ Clerk