

Report to the Mayor and City of Omaha

Mayor's Landlord
Task Force
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Mayor

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Introduction

When Officer Stokes and I were asked to co-chair the Mayor's Landlord Task force, our initial reaction was puzzlement.

We thought the City Prosecutors office did a pretty aggressive job of prosecuting code violations. There are many landlords who would agree. We can also point to many neighborhoods that are better as a result of our prosecution.

But at our first meeting, we realized that the inquiry requested had a lot more facets than prosecution. The Mayor's challenge was: What else can we do to make Omaha an even safer, more livable city?

The Task Force has been given wide-ranging, general directions and had no parameters other than the press release that generally described the purpose of this Task Force: find solutions to get properties in compliance with code and to prosecute those whose properties do not comply.

It turned out that the Task Force discovered many more open-ended questions than the Mayor's original directed purpose for the Task Force. We proceeded to explore all these possibilities.

We hope the report submitted today helps everybody understand our wide-ranging search, the multi-faceted sources we shared and the multi-pronged efforts we think should come as a result.

First of all, everyone should know that this writer's perspective comes from a background other than prosecution. Before I came to the prosecutor's office, I was in private practice, and had extensive experience in many aspects of real estate law. I did real estate closings, many evictions for a large management company, and sued one "famous" landlord for serious violations of the Landlord Tenant Act. I have seen the effects of bad landlords and bad tenants, on both the neighborhoods and on the landlord's bottom line. I have represented licensed realtors in front of the Real Estate Commission. As a businessman, I experienced the need for meeting a payroll, satisfying the tax man and complying with licensing requirements.

Personally, I have a poorly maintained rental house on my block, and have witnessed that property driven into the ground. It was recently yellow tagged "Closed Property" for numerous violations. When I was in law school, my wife and I lived in an apartment that had snowdrifts inside the windows and kitchen walls that "moved" when you turned on the light.

You should know each member of the Task Force contributed insight on the problems their particular constituency experienced and presented creative ideas from their constituencies regarding solutions.

As co-chairs, Officer Stokes and I thank the members for taking time from their already overly busy lives to assist in this project.

The Assignment

As we began this project, the co-chairs thought that it would deal with prosecution and organization of prosecution; and for the first meeting, an agenda was laid out which tried to get us going in that direction.

However, as noted above, the diversity of perspective from the people on the Task Force and the creativity brought to the table widened the focus.

The Mayor originally assigned four specific directions for the Task Force to examine for solutions.

1. To create a task force of professionals and citizens to identify an aggressive plan to target specific offenders of Code enforcement on the city;

2. To gain voluntary compliance to meet building codes from our worst landlords and their properties;

3. To pursue aggressive prosecution of those worst landlords who refuse to voluntarily correct their code violations; and

4. To significantly reduce the health issues associated with landlords renting single family houses to multi-family tenants.

This report contains wide-ranging suggestions that have proven their worth in the past in Omaha and their value in other jurisdictions.

At the outset, the Task Force knew we had to explore and examine assets available and currently used, and that our search for solutions, particularly assets for those solutions, had certain limits.

We knew that there were things which had been done successfully in Omaha, and that other jurisdictions had been successful in things that Omaha had not yet tried.

We knew efforts we were using worked in some scenarios, but needed improvement in others. We also assumed that other jurisdictions have made efforts that were unsuccessful.

We knew other jurisdictions were hampered by economic conditions much worse than our metropolitan area.

By the same token, we knew Omaha has not completely escaped the ongoing economic crisis.

The Task Force used varied practical experience to examine what Omaha is doing at present; it sought out sources in other jurisdictions to find potential workable solutions that were successful, potential solutions that looked promising, and potential solutions that needed further research.

We examined those potential solutions and now refer to the Mayor and the citizens of Omaha items we felt to be useful or to be worthy of further consideration, each of which is submitted in this report.

The first meeting quickly moved from prosecution and code enforcement to concepts regarding healthy housing, possible tax incentives to help investors and to help property owners improve neighborhoods, possible registration and education classes for landlords and for tenants.

Other topics developed included increasing neighborhood association and citizen input, reinvigorating neighborhood SCAN system for neighborhoods to monitor properties without City involvement, amending the Municipal Code, moving away from the current complaint driven system, giving temporary owners (e.g., holders of Tax Certificates) some authority to manage their property, finding additional tools for landlords regarding tenant management and screening, more authority for

neighborhoods to resolve problems without City government involvement, and dealing more aggressively with vacant properties and empty lots.

After the first few meetings, the group realized there were issues far beyond what we could specifically or finally solve, and new directions would be necessary for the solutions we felt the City needed.

This written report touches the surface of what we have attempted to do in the limited time available to this Task Force, and is supplemented by the lists attached.

It should be kept in mind throughout that the Mayor gave the Planning Department an assignment at the first meeting to list the Top Twenty-five property offenders. Dealing with the Top Twenty-five became a key to meeting the goals laid out herein.

One must remember also that the Mayor's directive was mainly in two parts:

First, to gain voluntary compliance from property owners, primarily landlords; and secondly, to aggressively prosecute those who do not comply.

We discussed the Task Force with a citizen group in early July, and mentioned that most of the proposals were not directly prosecution related. Apparently, some missed the first part of my presentation, since we were asked at the end: "Are you still going to prosecute?"

In spite of the expanded suggestions this Task Force offers that are NOT directly prosecution related (about two-thirds of the ideas), we reminded the questioner that one should never confuse availability of other remedies with a lack of determination to prosecute offenders who refuse to comply. The answer to that question is and must continue to be a resounding “Yes!”

Organization of the Response

The Task Force sorted out the numerous suggestions into specific areas of concentration and application. In some cases, suggestions are found in more than one area.

The four areas:

Prosecution/Enforcement

Administration

Cooperation/Assistance

Education/Public Relations/Communication

Addressing the issues by addressing these areas of concentration should result in better tenants for landlords, better maintained housing, increased property values, better assets for law enforcement and a resultant increase in the feeling of pride in the neighborhoods in which we live.

Prosecution

As to prosecution, we recommend revising or amending certain city ordinances to be more useful. This includes widening the specificity, usefulness and activity of the City's Nuisance Ordinance, particularly in the use of Civil Injunctions, thus giving landlords in the City who want to maintain better properties additional potential methods to do so.

We are also suggesting better direction of all the city's assets to minimize the impact of vacant houses and vacant properties, by using and expanding flexibility of the "Closed Property Ordinance", amending the City Ordinance to allow for posting of "Closed Property" on residential as well as commercial property, vacant lots in addition to buildings, and not requiring the owner's consent when the owner is unavailable or uncooperative.

We urge developing a plan for prioritizing tasks to deal with specific groups of properties, areas of properties, and specific owners; and by being more aggressive in revoking occupancy permits, assist in enforcement. To this end we recommend drafting an ordinance modeled after a Minnesota statute that allows absent or incapacitated owners to assign their rights of eviction to the City.

We recommend using existing, non-taxpayer assets to fund demolition of vacant houses and keeping them secure by adopting a new ordinance that directs parts of insurance proceeds from catastrophically destroyed houses to securing and demolishing those condemned buildings.

We urge exploration of aggressive use of civil injunctions against groups who continually disturb neighborhoods by their ongoing criminal activity, such as those used in St. Paul, Minnesota and many jurisdictions in California.

We suggest reorganization of the notice of violation provisions so there is no confusion regarding whether the City wants repair or demolition.

The Detailed Proposals:

Prosecution

1. Use targeted enforcement and better data tracking for vacant houses and lots.
2. Re-draft the City ordinance to allow closed property posting for vacant lots and vacant residential properties, and to allow the City to post it without the owner's permission in certain circumstances. (absence, death, absconding unavailable owner)
3. In addition to the current "complaint driven" enforcement, develop an area-specific and landlord-specific spotlighting of Housing Code enforcement for Residential Properties.
4. Develop comprehensive databases to support specific tasking (top 20; vacant properties; vacant houses)
5. Draft a City Ordinance that allows landlords to assign their rights to evict to the City (Minn. Stat 617.85).
6. Adopt and implement a more active civil Nuisance (Chapter 18) enforcement for

the city and surroundings

7. Draft a City Ordinance assigning of pro-rata shares of insurance proceeds from fire-damaged buildings to the city to be escrowed for demolition, per St. Louis. (See appendix)
8. Revise the Nuisance Ordinance to more specifically address illegal activity.
9. Investigate statutes regarding Injunctions and Abatement Orders against all sorts of illegal activity currently and successfully used in Minnesota and other states, and analyze these as they relate to the applicability of our current City Ordinances. (i.e., project T.O.U.G.H)
10. Better building Maintenance Code enforcement for Retail Properties.
11. Develop better public access to complaint related data.
12. Redirect OPD assets to regularized Graffiti monitoring.
13. Prosecute using the City Open Burning Ordinance (general penalties) instead of State Statute (fines only), and pronounce a policy of asking for jail (90 days) where suspected “raided items” (like copper) are being burned
14. In all of the above, use Chapter 43-6 (Occupancy Permit) or 18-29 (Summary Abatement) as an active upgrade of the tool-box. Non-compliance for retailers/landlords will result in the City revoking the Occupancy Permit and closing the property. The City Prosecutor’s Office recently re-structured the Ordinance to offer a retailer the option of posting his property “closed” during certain hours as an alternative to revoking the occupancy permit. This has worked in Omaha recently, and should be applied to rental housing, vacant property and vacant lots.
15. Assess the summary abatement costs as liens against the property and make them personal judgments against the owner.
16. Prioritize Notices to Abate Nuisances and Demo Orders.

In the other three categories, we are also looking toward expanded remedies that are not necessarily criminal functions.

Administration

In administration, we recommend revitalizing, strengthening and rebranding one of the “old tools”: the Problem Resolution Team, which currently keeps track of problem properties and landlords. This team has been around a long time, and under the radar for almost as long. It was created by order of Chief Donald Carey, and we recommend that it be “remodeled” under Executive Order and become a full fledged City agency. It should be the vehicle for carrying out each and every part of the program established from, or suggested by, this Task Force and to continue exploration of the ideas presented and other ideas suggested. It should be redesigned partially on the model of the South Omaha Environmental Task Force. Its membership structure has shown that communication and cooperation among entities who appear to be adversaries CAN get results. That redesign requires providing for more citizen input.

We also anticipate using the neighborhood associations and Neighborhood SCAN to increase voluntary compliance without involving the code enforcement officers, thus minimizing the natural “us v. them” conflict which sometimes marks the relationship between owners and the City. This requires a search for

additional funds, as set out in the proposal from the neighborhood center. (See Attachment “A”)

The costs associated with this should be more than offset by the savings in fewer calls for service (fire, police and code enforcement) to troubled locations, increased property valuations, and increased neighborhood safety.

We hope to expand the data bases for tracking troubled properties and make that data more accessible to the public and to neighborhood associations.

We recommend a layered property registration program for vacant properties and properties owned by persons who have a record of non-compliance. We recommend an educational component to that registration, as well.

One would hope part of the consideration in administration would be the ongoing legal and administrative skills necessary to advise and mentor the new, remodeled and rebranded PRT, and consider providing sufficient staffing from the Prosecutor and Civil Division of the Law Department to make this work. For example, we found that Oakland, California, has five full time attorneys working their “Neighborhood Corps”. We could not do that.

But many cities fund these positions as hybrid Prosecution/Civil positions allowing the same attorneys to file civil suits for injunctions as well as prosecute

criminally. We could accomplish all these tasks and continue an ongoing effort with funding of one additional attorney. (See Attachment “B”)

The Detailed Proposals

Administration

PRT redesign

Mayoral Order enabling PRT, rebranding same

1. Refine Problem Resolution Team design. An executive team would manage day-to-day complaints and operations, and manage the general meetings; a general group with the same staff the PRT has today would meet once a month; and an “Input team” would be the general group, plus invitations to citizens on a meeting-to-meeting, topic-related basis.
2. Meet monthly with the smaller “Executive/Management Team.” before the general meeting.
3. Meet monthly with the “standard” PRT Group, inviting other groups of “stakeholders”.
4. Meet quarterly with the larger “Input” team.
5. Meet with “top 20” on a regular basis: invite to PRT meetings.
6. Invite specific realtors, landlord representatives, neighborhood associations to quarterly PRT “input” meetings.
7. Have members representing citizen groups on the PRT. (“Input team”)

Reinvigorate neighborhood SCAN

1. Update software, hardware
2. Update connectivity
3. Work on a general App that can work on newer Data devices, incorporating photos, etc.

4. Work on PR/web site links to provide general public access.
5. Develop funding (see Appendix).

Expand Enforcement Remedies

1. Develop a layered property registration plan: Vacant properties, properties generally, or properties listed as having prior violations.
2. Research/design expedited hearings in front of the Building Board of review.
3. Develop a database for tracking vacant/troubled properties: Police calls, Illegal activity, history of code violations, ownership history encapsulated
4. Research the feasibility of actively using the Summary Abatement section of the City Ordinances (18-29) (funding is an issue).
5. Simplify enforcement of noise ordinance.
6. Search for funding to provide for personnel in the law department to manage the re-designed Problem Resolution Team and enable continuity in future planning and effectuation of these recommendations.

Cooperation

Cooperation was also discussed in the context of a renewal of the neighborhoods' input into what can be done and how it can be done. We discussed and now we propose that the Neighborhood Associations be enabled to resume active use of a program developed by UNO called Neighborhood SCAN. This is a system that allows and encourages activity between the landlords, the neighborhoods and the tenants to make neighborhoods more livable, without any involvement of the City Government or the Courts.

We hope to direct assets to the renewal and modernization of this program so it can be available city wide, and not limited to one or two neighborhoods a year. (See Attachment "A")

This renewal would also move from the complaint driven system upon which we rely, and bring potential problems to light before active deterioration of housing stock, neighborhoods and attitudes even begins.

We recommend the City help refine the system of information so that landlords have better access to the data that could give them better tenant screening.

We suggest there be research into the types of financial breaks that may be available to owners who are having difficulty with bringing their properties up to code. We also urge investigation into the possibilities of using the construction trade classes of local educational institutions.

We recommend providing a voluntary Certification program for Landlords and Tenants, so that completion of that certification would allow persons to certify their property as “Code Compliant” or “Safe Rental Property”.

The recommendations also include assistance in clauses for leases that landlords may use to give them additional help in more easily removing troublesome tenants.

Our investigation also found numerous ideas from other jurisdictions for assisting in demolition, including: fire management; Seebees (Naval Construction Battalions) or Army or Marine Engineers; having city demolition crews instead of contractors; using the graffiti trucks and personnel to secure vacant houses; and urging further usage and development of an Urban Land Banking program, and initiatives in Urban Farming.

Part of the theory of the reconstruction of the Problem Resolution Team is an “aura” of cooperation to make the solutions more effective for all the “stakeholders” (as noted in the references to SOETF).

The Detailed Proposals

Cooperation / Assistance

1. Revitalize Neighborhood SCAN.
2. Have a link on the City web site for landlords to access **tenant** record check web sites and sources. (Commercial and Government)
3. Draft an Ordinance for Tax possible abatement on certain properties if they are improved.
4. Draft an Ordinance for “Training and Certification” of Landlords, where one of the incentives would be their listing on the City web site. (Posting of “Approved/Certified” Landlords)
5. Draft an Ordinance that gives holders of Tax Certificate (and other liens?) the authority to maintain the property in a habitable (closed?) condition, or to contract for limited length rentals (recent announcement by the Federal Reserve).
6. Assist landlords in drafting clauses in their leases that support the city’s efforts and give landlords better tools to keep their properties and tenants in compliance (Part of the Education/training). See Aurora IL and St. Louis
7. Offer/expand “good tenant” programs, and certifications for Tenants (reference system).
8. Assist/use OPS Immigrant program assets to assist new arrivals to be better tenants.
9. Investigate Detroit policy re: abandoned home fires
10. Use non-profits as assignees of property for development.
11. Coordinating between Code Enforcement and Community Development departments when help is available.
12. Use Metro Community College/OPS construction and trade classes help certain neighborhoods, including landlords without the “tools.”
13. Develop a list of potential contractors who will help these landlords.

Demolition / Vacant Housing

1. OWP assigned to clean vacant lots (liability/insurance issues?)
2. Down-zoning
3. Urban Farming collaborative
4. Develop a local plan to effectuate the “Land Bank” statute.
5. Get specific vacant property ownership tracing in place
6. Find funding for demolition and summary abatement
7. Develop a Property registration/closed property plan: Vacant properties
8. Research costs of demolition assessed against owner personally, in addition to the lien.
9. Examine status of Detroit policy of involved fires/vacant buildings.
10. City demolition equipment/crews, fire department crews, instead of individual contracts (See Flint, MI)?
11. Ask See-bees (Military Construction units) to assist.

Education

For the educational perspective, my co-chair, Officer James Stokes, found some programs in other cities that were promising, both for landlords and for neighborhood organizations.

He found that Cincinnati has a landlord education program that results in an 85% compliance rate after completion of the program, and, strangely enough, has landlords asking for more. Milwaukee has a similar

program. Both these cities, though, have an active property registration program.

We found older pieces of educational equipment in our “toolbox” that can and should be modified and used to carry this out, including the safe property classes run by the Omaha Police Department.

There also are existing Omaha programs that may be used in educating *tenants* in their responsibilities to be good neighbors.

We recommend that both the Safe Property education program for property owners currently run by the Omaha Police Department and the tenant training programs that exist in the community should be revitalized, publicized and utilized to improve the perspective of each and every stakeholder in building and maintaining better communities.

These programs can also be introduced as a “diversion” or probation tool for those we are about to prosecute for code violations or who damage real or personal property belonging to landlords.

We recommend publicizing these opportunities and providing links on the City’s web site.

In that same vein, we offer our support to the 311 initiative.

We urge the City to adopt a program that supports tenants in their reporting of serious code violations, but also explores the feasibility of assistance to landlord compliance and to correct violations that are NOT on the normal “Yellow Pages” help list: non-profits, educational institutions with construction, architectural or engineering programs, specific construction-oriented Reserve or Guard units.

The Detailed Proposals

Education

1. Develop a system for “Training and Certification” of Landlords, where one of the incentives would they would be on a list, available on the City web site. (Posting of “Approved” or “Safe Property Certified” Landlords)
2. This system would also be used as an alternative to prosecution (Diversion)
3. Have a link on the City web site for landlords to access tenant record check web sites and sources for better tenant screening. (Commercial and Government)
4. Provide suggested Anti-crime lease clauses from Designing Crime out DOJ Handbook and other jurisdictions (see Appendix)
5. Develop a list of cooperating contractors for financially struggling landlords.
6. Use Metro Community College construction and trade classes, OPS classes or non-profits to help certain neighborhoods, including landlords without the “tools.”
7. Research help from the Army Reserve/Guard Engineering units for demo or construction.
8. Coordinating efforts with “stakeholders”: City representatives meeting with the Realtors Association City representatives, meeting with the Landlords Association, meeting with the Business Associations (e.g., SOBA); City representatives visiting with Neighborhood Associations, Fair Housing, OTOC, Chamber of Commerce, immigrant associations
9. Publicize contacts with Code Enforcement/PRT/web site links.

10. Publicize contacts with OPD (Re: continuing crimes on premises; illegal gatherings; graffiti).
11. "Quality of Life" Billboards (Different Themes).
12. Speakers Bureau or assignments to talk to the groups or stakeholders mentioned above on a regular basis.
13. Develop software/app which would make violator data available to the general public (i.e., "Slumlord Next Door")

SUMMARY:

Each of these proposals is designed at best to use assets already available. But to do as much as is needed will not be without financial challenges. The detailed points of our research, the resultant recommendations and suggestions set out above should be carefully considered and developed.

Respectfully submitted on behalf of the Task Force:

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Assistant City Prosecutor

James Stokes, Nuisance Task Force, Omaha Police Department

Bibliography

Barriers: Bridgeport; Los Angeles; St. Louis

“Building Hope” University of Texas

Can Civil Injunctions Change Gang Behavior” DOJ

Cincinnati Landlord Education Summary

Cincinnati: Study of effects of Landlord Education

Cincinnati Flyer re: same

Cincinnati Study: “Who owns crime?”

Civil Gang Injunctions: Bureau of Justice Assistance/NDAA/APRI

Code Enforcement Options: Memo, Getty to Conboy

Crime Free Rental Housing: International Crime Free Association

Crime Prevention Through Environmental Design

Designing Out Gangs Department of Justice

“Detroit Fire Chief’s Idea” *Crain’s Detroit Business New*

Flint MI, “Save by Shrinking” *New York Times*

Flint MI, power point, *Demolition team*

Gang Injunctions handbook: National District Attorneys Association

“Keeping Illegal Acts out of Rental Property” Bureau of Justice Assistance

National Crime Rate Statistics

Nuisance memo, Getty to Conboy

“Pay Now or Pay Much More Later” Minnesota

Project T.O.U.G.H

Problem Resolution Team: History, Sample agendas

Problem Resolution Team, Memo, Getty to Conboy

Rental Rehab Program, Omaha

“Solving Chronic Nuisance”

SONA housing survey (Crime mapping; condemned housing)

St. Louis Neighborhood Stabilization Program

Summary of Education Programs, OFC James Stokes

Summary of “Keeping Illegal Acts Out of Rental Property”. City Prosecutor Law Clerk

“Tear it Down” Washington Post

Top 25 offender list

Urban Farming documents

World Herald Editorial: “Crime Plan Needs More Detail”

Appendix:

Amendments to City Code, 2008 (20-43; 18-4; 43-6)

Charges filed by City Prosecutor, 2008

Charges filed by City Prosecutor, 2011

Cincinnati Ordinance, Table of Contents

Cincinnati Info

Cincinnati Contact list

Cincinnati Landlord Training Flyer/Brochure

Cincinnati Contacts, Law Department

City of Omaha, Law Department Annual Report

Cleveland Housing Court info

Grand Rapids MI Background

Grand Rapids MI Registration article

Housing Acceptance Program (Section 8) rules for tenants

Immigrants in Omaha (Chart)

Initial Meeting Agenda

Legal Aid: Tenant Handbook (In pocket of Binder)

Lease Clauses suggested: Cincinnati, OH
Aurora, IL

Mayor's Order creating Task Force

List of Members, Task Force

Migrant Ed Calendar, OPS

Milwaukee Landlord Ed Flyer

Minnesota Nortenos Injunction

“Mosquito” anti-loitering device, flyer

Neighborhood Center proposal for SCAN renewal

OTOC Background

OTOC Proposals to Risk Force

OTOC “The Housing Problem”

PRT Order from Chief Carey

Vacant Property Registration home page

Research: Relevant Law

Summaries:

1. Getty summaries
2. National Gang Center: Public Nuisance Laws
 - a. Los Angeles
 - b. Denver
 - c. Dade Co. FL
 - d. Miami
 - e. Palm Beach
 - f. Reno NV
 - g. Oklahoma City
 - h. Houston
3. National Gang Center: Premises used by Gangs
 - a. Arkansas
 - b. California
 - c. Colorado
 - d. Delaware
 - e. D.C.
 - f. Florida
 - g. Georgia
 - h. Illinois
 - i. Indiana
 - j. Iowa
 - k. Kansas
 - l. Louisiana
 - m. Minnesota
 - n. Mississippi
 - o. Missouri
 - p. Montana
 - q. Nevada
 - r. North Carolina
 - s. Ohio
 - t. Tennessee
 - u. Texas
 - v. Utah
 - w. Virginia
 - x. Washington
 - y. West Virginia
 - z. Wisconsin

4. NCJRS: Sample Nuisance Ordinances

Laws selected:

Aurora IL Ordinance re: required lease clauses
Blair NR Housing Code
Bremerton WA Code
California Health and Safety Code: Nuisance
Cincinnati Drug abuse Ordinance re: revoking Occupancy
Cincinnati Ordinances Ch 80
Cincinnati Ordinance Ch 761
Delaware Code: Abating Nuisance
Des Moines Rental Housing Code
Milwaukee Rental Housing Code
Minnesota Statutes
 Nuisance, cancellation of lease, gang activity defined
 Assigning Eviction rights
Existing Omaha Code: 1-12
 Ch 18
 Ch 43
 Ch 48
Nebraska Open Burning Statute
Portland Ordinance 14B.60
St. Louis Ordinance
 Nuisance
 Insurance Proceeds assignment

Nebraska LB 1137 (Land Bank)
Nebraska LB 1138 (Community Development)

Proposed Amendments to City Code (Initial Drafts):

18-4 Nuisance
20-156.01 Closed Property
18-44 Assignment of Insurance proceeds
43-117 Certificate of occupancy
(unnumbered) Property Registration

CASE LAW: Cases re: injunctions; certificate of occupancy; demolition orders

Hvamstead. v. Suhler 727 F. Supp. 511

Minnesota v. Fisher 540 N.W. 2d 520

St. Paul v. Como Health Club (not reported)

Landlord's defense of enforcement:

Steinhauser v. St. Paul 619 F. 3d 823 (8th Circuit) (Re: disproportionate impact of Code Enforcement on minorities)

Schelling v. St. Paul (unreported District Court case re: disproportionate impact)