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**Jackson County Health Department**

**Environmental Health Division**

**Residential Housing Condemnation**

**Policy and Procedure**

 **POLICY 13**

**LEGAL AUTHORITY**: **Ohio Revised Code 3709.21; Jackson County Health Department’s Housing, Building, and Premises Maintenance Regulations**

**POLICY: To ensure safe and healthy housing for Jackson County Residents,**

**PROCEDURES FOR NON-CHEMICAL CONTAMINATION:**

1. Any dwelling, dwelling unit, multi-family dwelling, rooming unit, building or structure which shall be found to have any of the following defects may be condemned as unfit for human habitation and use, and may be so designated and placarded by the Health Commissioner or designee.

a.) One which is so damaged, decayed, dilapidated, deteriorated, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety of the occupants or of the public.

b.) One which lacks illumination, ventilation, or sanitation facilities adequate to protect the health or safety of the occupants or of the public.

c.) One which because of its general condition or location is unsanitary, or otherwise dangerous to the health or safety of the occupants or of the public.

2. Whenever the Health Commissioner or designee has declared that a dwelling, dwelling unit, rooming unit, multi­family dwelling, building or structure constitutes a nuisance, he/she shall give notice to the owner of such declaration and of placarding of the dwelling, dwelling unit, rooming unit, multi-family dwelling, building or structure as unfit for human habitation or use. Such notice shall:

a.) Be in writing;

b.) Include a description of the real estate sufficient for identification;

c.) State the time occupants must vacate the dwelling unit;

d.) State that if such repairs, reconstruction, alterations, removal, or demolition are not voluntarily completed within the stated time as set forth in the notice, the Health Commissioner may institute legal proceedings charging the owner and /or occupants with a violation of these regulations.

3. Service of notice to vacate shall be as follows:

a.) By delivery to the owner personally, or by leaving the notice at the usual place of residence of the owner; or

b.) By U.S. Mail addressed to the owner at his/her last known address; or

c.) By posting a copy of the notice to vacate on the premises to be vacated.

4. Any dwelling, dwelling unit, multi-family dwelling, building, or structure condemned as unfit for human habitation or use and so designated, shall be vacated within the time frame established.