

ORDINANCE NO. 79

AN ORDINANCE OF THE CHARTER TOWNSHIP OF LANSING, INGHAM COUNTY, MICHIGAN, PROVIDING THAT THE CODE OF ORDINANCES, CHARTER TOWNSHIP OF LANSING, MICHIGAN, BE AMENDED BY ADDING CHAPTER 71C ("VACANT PROPERTY REGISTRATION") TO TITLE VI ("LICENSING") TO: ESTABLISH GENERAL REGULATIONS FOR VACANT PROPERTIES; ESTABLISH A REGISTRATION PROCEDURE FOR VACANT PROPERTIES; PROVIDE FOR REGISTRATION AND REGISTRATION RENEWAL FEES; PROVIDE FOR PENALTIES FOR VIOLATIONS AND DESIGNATE VIOLATIONS OF THE ORDINANCE AS MUNICIPAL CIVIL INFRACTIONS; REPEAL ORDINANCES AND PORTIONS OF ORDINANCES INCONSISTENT WITH THIS ORDINANCE; AND PROVIDE AN EFFECTIVE DATE THEREOF.

WHEREAS, the presence of vacant property may constitute a threat to the public health, general welfare, and safety of the residents of the Charter Township of Lansing; and

WHEREAS, improperly maintained and secured vacant and/or foreclosed properties can become a hazard to the health and safety of persons who may come on or near the property, and can adversely affect the aesthetic and economic attributes of neighboring properties and communities, thereby depreciating property values and contributing to the deterioration of surrounding neighborhoods; and

WHEREAS, property for which a mortgage foreclosure has commenced is at risk of abandonment resulting in vacant property, and depreciating property values that would contribute to the deterioration of surrounding property and neighborhoods; and

WHEREAS, the presence of vacant property may necessitate expensive and disproportionate expenditures of public funds for preservation of the property, prevention of crime, and maintenance of adequate police, fire, and accident protection; and

WHEREAS, the Charter Township of Lansing officials are hampered in their efforts to enforce municipal codes without information regarding the current status and ownership of vacant property; and

WHEREAS, it is in the best interest of the Charter Township of Lansing to ensure sufficient information is made available to Charter Township of Lansing officials to ensure effective maintenance and preservation of vacant property; and

WHEREAS, the Township Board of Trustees finds that there is a need to establish a vacant property registry as a mechanism to protect property values in neighborhoods and communities by requiring owners, creditors, and other interested parties to provide the Charter Township of Lansing with official information for contacting a party responsible for bringing vacant property into compliance with applicable provisions of the municipal code.

NOW, THEREFORE, THE TOWNSHIP BOARD OF TRUSTEES FOR THE CHARTER TOWNSHIP OF LANSING HEREBY ORDAINS:

1. The Charter Township of Lansing Code of Ordinances is hereby amended by adding Chapter 71C (“Vacant Property Registration”) to Title VI (“Licensing”) as follows:

Chapter 71C – Vacant Property Registration

Section 71C-1. Title.

This ordinance shall be known as, and may be cited as, the Charter Township of Lansing Vacant Property Registration Ordinance.

Section 71C-2. Purpose.

It is the purpose and intent of this chapter to establish a vacant property registration and maintenance program as a mechanism to protect neighborhoods and to minimize hazards to persons and property that result from vacant properties.

Section 71C-3. Definitions.

As used in this chapter:

1. *Agent.* An individual with a place of business in the State of Michigan who is authorized to accept inquiries, notices, and service of process on behalf of an Owner or Creditor of Vacant Property.
2. *Commercial Property.* (1) A property which consists of more than four (4) dwelling units. (2) A property on which is located a structure, or part thereof, that is used, or designed to be used, for any manufacturing, industrial, or commercial business purpose(s), regardless of whether the property is legally zoned for such use.
3. *Creditor.* A management company, lender, mortgage company, or any individual or business that holds a financial interest in a property.
4. *Dwelling Unit.* A structure, or a single, habitable living space within a structure, that provides complete, independent living facilities for one or more people, including permanent facilities for sleeping, cooking, and sanitation.
5. *Owner.* Any person, co-partnership, association, corporations, fiduciary, or other legal entity that has any legal or equitable title or any ownership interest in any real property, including an heir or executor.
6. *Residential Property.* A property that is not considered to be a Commercial Property, as that term is defined in this section, and on which is located at least one (1), but no more than four (4), Dwelling Units.

7. *Vacant Property.* A property that has one (1) or more buildings or structures with no legal resident or tenant.

Section 71C-4. Registration.

1. Within thirty (30) days after a property becomes Vacant Property, as defined in Section 71C-3, the Owner and/or Creditor shall register the property as a Vacant Property with the Charter Township of Lansing.
2. Upon registering a Vacant Property, or renewing a registration for a Vacant Property, the Owner or Creditor shall pay the Charter Township of Lansing a registration fee or registration renewal fee as provided in Section 71C-6.
3. Registration forms and instructions will be provided by the township's Code Enforcement Department. Registration information provided to the Charter Township of Lansing by an Owner and/or Creditor shall include:
 - a. the Vacant Property's address;
 - b. the name, address, and other contact information for an Agent;
 - c. if applicable, the name, address, and other contact information for the property preservation company or property manager; and
 - d. any additional information deemed necessary by the township's Code Enforcement Department.
4. An Owner and/or Creditor is required to update the registration form with all pertinent information within 30 days after any of the following events:
 - a. the Creditor acquires title to the property, including but not limited to acquiring title through a sheriff/foreclosure sale; or
 - b. any previously provided information (i.e., name or contact information) of an Agent, property preservation company, or property manager changes.
5. A registration shall be renewed by the Owner and/or Creditor annually until such time that:
 - a. the property has become legally re-occupied;
 - b. the property has been transferred or conveyed to an unaffiliated third party; or
 - c. with respect to a Creditor, the Creditor has released its lien, thereby removing its interest in the property.

Section 71C-5. Maintenance.

1. The Owner and/or Creditor of a Vacant Property shall conduct regular inspections of the Vacant Property, on at least a monthly basis, to ensure the property is in compliance with all applicable Charter Township of Lansing ordinances and property maintenance codes.

2. If the Charter Township of Lansing determines that a registered Vacant Property is in violation of any ordinance, or a property maintenance code violation, the Charter Township of Lansing may notify the Owner or Creditor of the violation by providing notice of the violation by first class mail, electronic mail, and/or certified mail, return receipt requested, to the Agent identified on the submitted registration form.
3. A notice of violation shall include a description of the conditions that give rise to the violation and shall provide a period of not less than fifteen days (15) days from the date of violation for the Owner or Creditor to remedy the violation. However, the township's Code Enforcement Officer or representative of the Charter Township of Lansing may require expedited maintenance actions in certain emergency situations, including but not limited to vandalism, or unsecured entranceways.
4. Notwithstanding the above, the township's Code Enforcement Officer, and other authorized township officials, or a designee thereof, are authorized at all times to issue one (1) or more municipal civil infraction citations to an Owner and/or Creditor for a violation of any ordinance, or a property maintenance code violation, and to serve such citation(s) upon the Owner and/or Creditor through the Vacant Property's Agent.

Section 71C-6. Registration and Renewal Fees.

1. An Owner and/or Creditor that is required to register a Residential Property with the Charter Township of Lansing under this chapter shall be required to make a payment in the amount as established from time to time by resolution of the township board. The registration shall remain valid for one (1) year after the date of registration. The Owner and/or Creditor shall renew the registration annually as long as the property constitutes a Vacant Property under this chapter, and shall pay the appropriate registration or renewal fees as established from time to time by resolution of the township board.
2. An Owner and/or Creditor that is required to register a Commercial Property with the Charter Township of Lansing under this chapter shall be required to make a payment in the amount as established from time to time by resolution of the township board. The registration shall remain valid for one (1) year after the date of registration. The Owner and/or Creditor shall renew the registration annually as long as the property constitutes a Vacant Property under this chapter, and shall pay the appropriate registration or renewal fees as established from time to time by resolution of the township board.

Section 71C-7. De-Registration.

For any registered Vacant Property that is transferred to an unaffiliated third party, or that becomes occupied, or is legally reoccupied, a de-registration shall be completed by the property's Owner or Creditor. De-registration forms and instructions will be provided by the township's Code Enforcement Department.

Section 71C-8. Exemptions.

1. The following circumstances may warrant an exemption from registration and/or payment of registration or renewal fees:
 - a. The Owner certifies with a written affidavit to the township's Code Enforcement Officer that the vacancy is a result of damage from a natural disaster in the past six (6) months and the Owner is actively seeking insurance proceeds or Federal/State assistance to rehabilitate the property. The Owner is required to update the township's Code Enforcement Officer monthly until the property has been rehabilitated and is no longer vacant.
 - b. The Owner certifies with a written affidavit to the township's Code Enforcement Officer that the vacancy is a result of a fire in the past 30 days and the Owner is actively seeking insurance proceeds to rehabilitate the property. The Owner is required to update the township's Code Enforcement Officer monthly until property has been rehabilitated and is no longer vacant.
 - c. The Owner is on active duty with any branch of the U.S. Armed Services.
2. In determining whether a request for exemption should be granted, the township's Code Enforcement Officer shall consider the following:
 - a. the applicant's prior record as it pertains to the Charter Township of Lansing building and/or property maintenance code violations;
 - b. the amount of vacant property the applicant currently has within the Charter Township of Lansing; and the length of time that the building for which the exception is sought has been vacant; and
 - c. The proximity of the vacant property to a school, which require additional safety considerations.

Section 71C-9. - Municipal civil infraction.

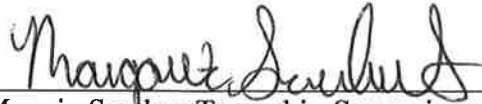
A person who violates any provision of this chapter is responsible for a municipal civil infraction, and shall be subject to civil fine as established from time to time by resolution of the township board. Nothing in this section shall be construed to limit the remedies available to the township in the event of a violation by a person of this chapter.

2. Severability. If a court of competent jurisdiction declares any provision of this ordinance, or a statutory provision referred to or adopted by reference herein, to be unenforceable, in whole or in part, such declaration shall only affect the provision held to be unenforceable and shall not affect any other part or provision. Provided, however, that if a court of competent jurisdiction declares a penalty provision to exceed the authority of the Township, the penalty shall be construed as the maximum penalty that is determined by the court to be within the authority of the Township to impose.

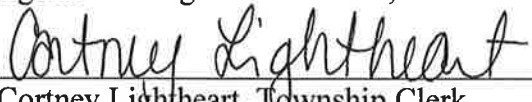
3. Repeal. All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed; provided that any violation charged before the

effective date of this ordinance under an ordinance provision repealed by this ordinance shall continue under the ordinance provision then in effect.

4. Effective Date. This ordinance shall take effect on November 3, 2025 following its adoption and publication as required by law.


Maggie Sanders Township Supervisor
Charter Township of Lansing

I, Cortney Lighthouse, Township Clerk of the Charter Township of Lansing, hereby certify that the foregoing is a true copy of the original of Ordinance No.79, enacted by the Charter Township of Lansing Board of Trustees at a regular meeting on October 21, 2025.


Cortney Lighthouse, Township Clerk
Charter Township of Lansing