



March 2009

## Condemnations and Demolitions



Hillsborough County is granted the authority to condemn and demolish dangerous buildings pursuant to Chapter 61-2246, Laws of Florida, as amended by Chapter 81-388, Laws of Florida. These laws are intended to protect public safety through the elimination of dangerous structures that are not only detrimental to neighborhood values, but also attractive nuisances for children, create fire hazards, and invite a criminal element into the community.

### Q. When can a structure be condemned?

The Laws of Florida require the structure to be damaged, deteriorated, or defected to such an extent that the cost of restoration or repair will exceed 50 percent of the buildings value. In addition, an Order of Condemnation must be signed by a consensus of the Director of Code Enforcement, the Chief Building Inspector, and the Fire Marshall.

Many times, Code Enforcement receives complaints about houses, or structures, that have been left unsecured and open to unauthorized access. While, in most cases, these conditions violate Hillsborough County's Codes and are considered a nuisance, they are treated as a Code violation rather than a



condemnation because the cost estimates for repair does not exceed the 50% limit.

### Q. What happens after a building has been ordered condemned?

Once the Order of Condemnation is signed, the property owner is notified of the condemnation determination and the structure is posted with warning notices. The owner may repair the structure or have it demolished. They also have the right to appeal the condemnation decision to the Board of County Commissioners. If the appeal is denied or the owner fails to take any action, the County will contract to have the structure removed with County funds and a lien will be placed against the property for the cost of the demolition.

### Q. How long does this process take?

The time for this process can vary, since many factors can influence the timeline of a condemnation. Some of these factors include additional time to work with the owner, time required if an appeal of the condemnation is filed, and limited funds to pay for removal by the County. If the County is forced to remove a structure, priority is given to those located close to schools, located in neighborhoods with children, or that pose an imminent threat to the health, safety, and welfare of the citizens

### Q. How do I report a violation?

Reporting problems can be done in several ways including:

- Logging on to [www.hillsboroughcounty.org/hcce](http://www.hillsboroughcounty.org/hcce) and then clicking on the Online Services link on the left side of the page
- Calling (813) 274-6600 during normal business hours
- Calling (813) 272-5900 seven days a week from 7:30 a.m. - 11 p.m.
- Visiting 10119 Windhorst Rd., Tampa, FL 33619
- Visiting 410 S.E. 30th St., Ruskin, FL 33570



Sign-up to receive this e-newsletter or suggest topics by contacting  
Kemly Green at [greenkj@hillsboroughcounty.org](mailto:greenkj@hillsboroughcounty.org)  
Hillsborough County Code Enforcement Department

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