

SENATE BILL No. 84

By Committee on Commerce

1-27

1 AN ACT concerning cities; relating to the qualifications and rehabilitation  
2 of abandoned property; amending K.S.A. 2014 Supp. 12-1750 and 12-  
3 1756a and repealing the existing sections.

4  
5 *Be it enacted by the Legislature of the State of Kansas:*

6 Section 1. K.S.A. 2014 Supp. 12-1750 is hereby amended to read as  
7 follows: 12-1750. As used in this act:

8 (a) "Structure" means any building, wall or other structure.

9 (b) "Enforcing officer" means the building inspector or other officer  
10 designated by ordinance and charged with the administration of the  
11 provisions of this act.

12 (c) "Abandoned property" means:

13 (1) Any residential real estate for which taxes are delinquent for the  
14 preceding two years and which has been unoccupied continuously by  
15 persons legally in possession for the preceding 90 days; ~~or~~

16 (2) *any residential real estate which has been unoccupied*  
17 *continuously by persons legally in possession for the preceding 180 days*  
18 *and which has a blighting influence on surrounding properties; or*

19 (2) (3) commercial real estate for which the taxes are delinquent for  
20 the preceding two years and which has a blighting influence on  
21 surrounding properties. "Commercial real estate" means any real estate for  
22 which the present *approved* use is other than one to four residential units  
23 or for agricultural purposes.

24 (d) "Blighting influence" means conditions in such structure which  
25 are dangerous or injurious to the health, safety ~~or~~, morals or welfare,  
26 *including, but not limited to, economic welfare*, of the occupants of such  
27 buildings or other residents of the municipality or which have an adverse  
28 impact on properties in the area. Such conditions may include, but are not  
29 limited to, the following: Defects increasing the hazards of fire, accident,  
30 or other calamities; air pollution; light or sanitary facilities; dilapidation;  
31 disrepair; structural defects; uncleanness; dead and dying trees, limbs or  
32 other unsightly natural growth or unsightly appearances that constitute a  
33 blight to adjoining property, the neighborhood or the city; walls, sidings or  
34 exteriors of a quality and appearance not commensurate with the character  
35 of the properties in the neighborhood; unsightly stored or parked material,  
36 equipment, supplies, machinery, trucks or automobiles or parts thereof;

*, unless the exterior of the property  
is being maintained and the property is  
either the subject of a probate action,  
action to quiet title or other ownership  
dispute, or the property is subject to  
a mortgage*