

GENERAL SUMMARY OF ABANDONED PROPERTIES STATUTES

KSA 12-175- through 12-1756g govern cities' powers and duties regarding abandoned or dangerous properties. KSA 2014 Supp. 12-1750, subsection (c), defines "abandoned property" as:

- (1) Any residential real estate for which taxes are delinquent for the preceding two years and which has been unoccupied continuously by persons legally in possession for the preceding 90 days; or
- (2) Commercial real estate for which the taxes are delinquent for the preceding two years and which has a blighting influence on surrounding properties. "Commercial real estate" means any real estate for which the present use is other than one to four residential units or for agricultural purposes.

KSA 12-1751 grants cities the authority to do either of the following:

- (a) Cause the repair or removal of, or to remove any structure located within the city, which may have become unsafe or dangerous; or
- (b) Cause the rehabilitation of or to rehabilitate any abandoned property located within the city.

KSA 12-1756a permits an organization to file a petition with the district court for temporary possession of an abandoned property, for purposes of rehabilitating the property and using it as housing, under certain circumstances. The remaining statutes prescribe the hearing process and response and remediation action process to be implemented and the time line of that process in the instance of a city's finding of unsafe or dangerous or abandoned property.

KSA 12-1756b through 12-1756d would NOT be amended by 2017 SB 71. Those statutes include additional protections for property owners:

12-1756b requires an organization with possession to file reports with the court at least once a year, detailing amounts spent on rehabilitation and for real estate taxes and payments to mortgagees and lienholders.

12-1756c entitles the owner to regain possession of the property if the owner pays the rehabilitation organization an amount determine by the court for the organization's expenditures.

12-1756d states that, if the property is sold for unpaid taxes, an organization with temporary possession may redeem the property in the same manner as the owner and amounts paid to redeem the property shall be included as expenditures in the organization's report to the court.

12-1756e allows for the granting of a quit-claim judicial deed for an organization. **Note:** The bill would remove a process for getting a quit-claim judicial deed (in KSA 12-1756e) and add a process for obtaining quiet title.

**SUMMARY: HISTORY OF AMENDMENTS IN SB 31
As Recommended by At Least One Chamber**

Proposed wording in 2017 SB 31		Passed by at least one chamber		
	new provisions in red type	in 2017 SB 31, page, line(s)	2016 SB 338, as amended (S: 32-8; H: 79-44)	2013 HB 2075, as amended (H: 102-19)
KSA 2016 Supp. 12-1750 (Section 1)				
"Abandoned property" definition	residential, add second reason: unoccupied for 15 months , has blighting influence; exceptions if exterior maintained, property is subject to property dispute or mortgage	1, lines 17-22	different: unoccupied for 365 days rather than 15 months	different: unoccupied for 180 days, no exceptions
"Commercial real estate" definition	add "approved" to read "present approved use"	1, line 26	SAME	SAME
"Blighting influence" definition	replace "morals" with "welfare"	1, line 29	SAME	SAME
	remove "or which have an adverse impact on properties in the area"	1, lines 30-31	SAME	different
	remove "light"	1, line 33	SAME	different
	specify "lack of" sanitary facilities	1, line 33	SAME	different
	remove "uncleanliness"	1, line 34	SAME	SAME
	remove provisions about natural growth or unsightly appearance	1, lines 35-36	SAME	different
	remove provisions related to exterior	2, lines 2-3	SAME	SAME
	remove "inadequate drainage"	2, line 5	SAME	SAME
	specify "property maintenance codes"	2, lines 5-6	SAME	SAME
	add "which constitute a health or safety threat"	2, lines 6-7	SAME	similar
"Organization" definition	require the organization to have been in existence for \geq 3 years	2, line 10	SAME	not included
Sunset for "blighting influence" portion of residential definition	3 years after law takes effect	2, line 18	SAME	not included
KSA 2016 Supp. 12-1756a (Section 2)				
Allow an organization to use the property for housing + ancillary uses related to housing		2, lines 24-27	SAME	different: housing + community development
Allow a city (as well as an organization) to file a petition for temporary possession	governing body may file if the property meets the definition of abandoned, the city has designated an organization, the organization will rehabilitate the property as housing or for ancillary purposes	2, lines 34-43 3, line 1	SAME	different: community development rather than ancillary purposes
	city has sent notice to enforcing officer and parties in interest, by certified or registered mail	3, lines 2-4, 6-7	SAME	SAME
	city has sent notice to owners of property within 200 feet, by certified or registered mail	3, lines 4-7	not included	not included
	city has posted the property 20-60 days before the petition is filed	3, lines 7-9	SAME	SAME
	the city governing body has approved filing the petition	3, lines 12-13	SAME	not included

see separate table for differences in "blighting influence" definition

Proposed wording in 2017 SB 31		Passed by at least one chamber		
	new provisions in red type	in 2017 SB 31, page, line(s)	2016 SB 338, as amended (S: 32-8; H: 79-44)	2013 HB 2075, as amended (H: 102-19)
Information the petition must include	histories of utility and tax payments and code violations and the city's efforts to remedy them, attempts to notify previous owners, actions taken by other governmental entities	3, lines 19-30	SAME	not included
Allow <u>city</u> (as well as organization) notification to be via publication if due diligence has failed to find a defendant		3, line 33	SAME	SAME
Court may extend the 90-day compliance period for an indefinite period		3, lines 42-43	SAME	not included
Defendant's affirmative defense may NOT be stricken solely due to delinquent property taxes		4, lines 5-6	SAME	not included
Require city (or the organization) to submit with the petition a plan to rehabilitate the property		4, line 9	SAME	SAME
Allow representatives of the <u>city</u> (as well as the organization) to enter the property as the court deems appropriate		4, line 13	SAME	SAME
Court <u>may</u> enter an order approving the rehabilitation plan and temporary possession to the <u>city</u> (or to the organization)		4, lines 19, 21	SAME	different: court "shall"
Remove the option for an organization to lease the property		4, lines 22-23	SAME	not included
Allow an organization to receive quiet title	organization shall seek quiet title 365-720 days after receiving temporary possession	4, lines 27-30	SAME	not included
	petitioner for quiet title must notify parties of interest 20-60 days before petition filed, by certified or registered mail	4, lines 30-33	SAME	not included
	court shall grant the petition if the property has been rehabilitated in accordance with the approved plan	4, lines 34-36	SAME	not included
	if no petition is filed or a petition is filed but the court finds the property has not been rehabilitated, property to be sold immediately as in a tax foreclosure sale	4, lines 36-43	SAME	not included
Repealer (Section 3)				
Repeal KSA 12-1756e	(current provisions: if the original property owner takes no action to regain possession, and after notice, the organization may obtain a quit-claim judicial deed)	5, line 2	SAME	not included

RECENT BILLS ON ABANDONED PROPERTY AND REHABILITATION THEREOF: 2012 - 2017 SB 31

DEFINITIONS (KSA 12-1750) (last amended in 2012, SB 207)

SESSION	BILL #	FINAL STATUS	Abandoned Property		Blighting Influence	Organization**
			(1) Residential	(2) Commercial		
	N/A	N/A	<u>Definition added in 1994; changed 3 times:</u>	<u>Definition added in 2012 (SB 207)</u>	<u>Definition added in 2012 (SB 207)</u>	<u>Definition added in 1994 (SB 732)</u>
			<p>Not amended in 2012</p> <p>Any residential real estate for which taxes are delinquent for the preceding two years <u>and</u> which has been unoccupied continuously by persons legally in possession for the preceding ____ days/year:</p> <p>1994 - period unoccupied: 1 year; 2003 - period unoccupied: 180 days; 2010 - period unoccupied: 90 days.</p>	<p>Commercial real estate for which the taxes are delinquent for the preceding two years and which has a blighting influence on surrounding properties. "Commercial real estate" means any real estate for which the present use is other than one to four residential units or for agricultural purposes.</p>	<p>Conditions in such structure which are dangerous or injurious to the health, <u>safety or morals</u> of the occupants of such buildings or other residents of the municipality or which have an <u>adverse impact on properties</u> in the area. <u>Such conditions may include</u>, but are not limited to, the following: Defects increasing the hazards of fire, accident, or other calamities; air pollution; light or sanitary facilities; dilapidation; disrepair; structural defects; uncleanliness; dead and dying trees, limbs or other unsightly natural growth or unsightly appearances that constitute a blight to adjoining property, the neighborhood or the city; walls, sidings or exteriors of a quality and appearance not commensurate with the character of the properties in the neighborhood; unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof; vermin infestation; inadequate drainage; or any violation of health, fire, building or zoning regulations. <u>(See also Sheet 2)</u></p>	<p>Any nonprofit corporation organized under the laws of this state and which has among its purposes the improvement of housing.</p>
2012	HB 2544	Hearing - H-LG; Died - H-LG	<p>Any residential real estate for which taxes are delinquent for the preceding two years and OR which has been unoccupied continuously by persons legally in possession for the preceding 90 120 days</p>	Not included	Not included	No changes proposed
2012	HB 2646	Passed by 1 chamber Amended - H-LG; H-FA 121-3; Amended - S-LG; Died - S-GO	<p>Any residential real estate for which taxes are delinquent for the preceding two years and OR which has been unoccupied continuously by persons legally in possession for the preceding 90 180 days</p>	Same as definition added in 2012 (see above)	Same as definition added in 2012 (see above)	No changes proposed

RECENT BILLS ON ABANDONED PROPERTY AND REHABILITATION THEREOF: 2012 - 2017 SB 31

DEFINITIONS (KSA 12-1750) (last amended in 2012, SB 207)

SESSION	BILL #	FINAL STATUS	Abandoned Property		Blighting Influence	Organization**
			(1) Residential	(2) Commercial		
2013	HB 2075	Passed by 1 chamber Amended H-LG; H-FA 102-19; Died - S-LG	Add a second reason a residence could be considered to be abandoned (reasons separated by "or") – being a blighting influence: "unoccupied continuously by persons legally in possession for the preceding 180 days and which has a blighting influence on surrounding properties."	Add "approved" to read: "... "Commercial real estate" means any real estate for which the present APPROVED use is other than one to four residential units or for agricultural purposes.	Conditions in such structure which are dangerous or injurious to the health, safety or morals welfare including, but not limited to, economic welfare ; of the occupants of such buildings or other residents of the municipality or which have an adverse impact on properties in the area. Such conditions may include, but are not limited to, the following: Defects increasing the hazards of fire, accident, or other calamities; air pollution; light lack of ventilation or sanitary facilities; dilapidation; disrepair; structural defects; uncleanliness ; dead and dying trees, limbs or other unsightly natural growth or unsightly appearances that constitute a blight to adjoining property, the neighborhood or the city; walls, sidings or exteriors of a quality and appearance not commensurate with the character of the properties in the neighborhood ; unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof; vermin infestation; inadequate drainage ; or any violation of a property maintenance code or of any health, fire, building or zoning regulations. (See also Sheet 2)	No changes
2015	SB 84	Amended S-Commerce; S-Stricken	Same as 2013 HB 2075 with addition by S-Commerce: Add a second reason a residence could be considered to be abandoned – being a blighting influence: "unoccupied continuously by persons legally in possession for the preceding 180 days and which has a blighting influence on surrounding properties 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."	Same as 2013 HB 2075	Conditions in such structure which are dangerous or injurious to the health, safety or morals welfare of the occupants of such buildings or other residents of the municipality or which have an adverse impact on properties in the area. Such conditions may include, but are not limited to, the following: Defects increasing the hazards of fire, accident, or other calamities; air pollution; light lack of ventilation or sanitary facilities; dilapidation; disrepair; structural defects; uncleanliness ; dead and dying trees, limbs or other unsightly natural growth or unsightly appearances that constitute a blight to adjoining property, the neighborhood or the city ; walls, sidings or exteriors of a quality and appearance not commensurate with the character of the properties in the neighborhood ; unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof; vermin infestation; inadequate drainage ; or any violation of a health, fire, building or property maintenance codes or zoning regulations. (See also Sheet 2)	No changes

RECENT BILLS ON ABANDONED PROPERTY AND REHABILITATION THEREOF: 2012 - 2017 SB 31

DEFINITIONS (KSA 12-1750) (last amended in 2012, SB 207)

SESSION	BILL #	FINAL STATUS	Abandoned Property		Blighting Influence	Organization**
			(1) Residential	(2) Commercial		
2015	HB 2236	Assigned H-LG; Referred H-Taxation; No hearing	No changes	No changes	Conditions in such structure which are dangerous or injurious to the health, safety, or morals or welfare, including, but not limited to, economic welfare , of the occupants of such buildings or other residents of the municipality or which have an adverse impact on properties in the area. Such conditions may include, but are not limited to, the following: Defects increasing the hazards of fire, accident, or other calamities; air pollution; light or sanitary facilities; dilapidation; disrepair; structural defects; uncleanliness; dead and dying trees, limbs or other unsightly natural growth or unsightly appearances that constitute a blight to adjoining property, the neighborhood or the city; walls, sidings or exteriors of a quality and appearance not commensurate with the character of the properties in the neighborhood; unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof; vermin infestation; inadequate drainage; or any violation of health, fire, building or zoning regulations. (See also Sheet 2)	No changes
2016	SB 338	Passed by Legislature S-H Commerce Committees; S-FA 32-8; H-FA 79-44; Gov-Vetoed*	(1) Any residential real estate for which taxes are delinquent for the preceding two years and which has been unoccupied continuously by persons legally in possession for the preceding 90 days; [or] (2) Any residential real estate which has been unoccupied continuously by persons legally in possession for the preceding 365 days and which has a blighting influence on surrounding properties, 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	No changes	Conditions in such structure which are dangerous or injurious to the health, safety or morals welfare of the occupants of such buildings or other residents of the municipality or which have an adverse impact on properties in the area . Such conditions may include, but are not limited to, the following: Defects increasing the hazards of fire, accident, or other calamities; air pollution; light or lack of sanitary facilities; dilapidation; disrepair; structural defects; uncleanliness; dead and dying trees, limbs or other unsightly natural growth or unsightly appearances that constitute a blight to adjoining property, the neighborhood or the city; walls, sidings or exteriors of a quality and appearance not commensurate with the character of the properties in the neighborhood; unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof; vermin infestation; inadequate drainage; or any violation of health, fire, building or property maintenance codes or zoning regulations which constitute a health or safety threat. (See also Sheet 2)	Any nonprofit corporation organized under the laws of this state and which has among its purposes the improvement of housing, and has been in existence for three years or more

RECENT BILLS ON ABANDONED PROPERTY AND REHABILITATION THEREOF: 2012 - 2017 SB 31

DEFINITIONS (KSA 12-1750) (last amended in 2012, SB 207)

SESSION	BILL #	FINAL STATUS	Abandoned Property		Blighting Influence	Organization**
			(1) Residential	(2) Commercial		
2017	SB 31		<p><i>Same as 2015 SB 84 except the period unoccupied would be 15 months rather than 180 days:</i></p> <p>Add a second reason a residence could be considered to be abandoned – being a blighting influence: “unoccupied continuously by persons legally in possession for the preceding 180 days 15 MONTHS and which has a blighting influence on surrounding properties 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.”</p>	<p><i>Same as 2013 HB 2075</i></p>	<p>Same as 2016 SB 338:</p> <p>Conditions in such structure which are dangerous or injurious to the health, safety or mofals welfare of the occupants of such buildings or other residents of the municipality or which have an adverse impact on properties in the area. Such conditions may include, but are not limited to, the following: Defects increasing the hazards of fire, accident, or other calamities; air pollution; light or lack of sanitary facilities; dilapidation; disrepair; structural defects; uncleanliness; dead and dying trees, limbs or other unsightly natural growth or unsightly appearances that constitute a blight to adjoining property, the neighborhood or the city; walls, sidings or exteriors of a quality and appearance not commensurate with the character of the properties in the neighborhood; unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof; vermin infestation; inadequate drainage; or any violation of health, fire, building or property maintenance codes or zoning regulations which constitute a health or safety threat. (See also Sheet 2)</p>	<p>"...[A]ny nonprofit corporation organized under the laws of this state and which has among its purposes the improvement of housing and has been in existence for a period of three years or more."</p>
<p>* SB 338 veto message: “The broad definition of blighted or abandoned property would grant a nearly unrestrained power to municipalities to craft zoning laws and codes that could unjustly deprive citizens of their property rights. . . . I would welcome legislation that empowers local communities to respond to blight and abandoned property that does not open the door to abuse of the fundamental rights of free people.”</p>						

REHABILITATION OF ABANDONED PROPERTY; PETITION FOR POSSESSION; SERVICE OF PROCESS; REHABILITATION
KSA 12-1756a, Last Amended 2010

SESSION	BILL #	ACTIONS ON BILL (last version summarized)	ENTITIES THAT MAY TAKE TEMPORARY POSSESSION OF ABANDONED PROPERTY		Uses of Property	An ORGANIZATION may file a petition for temporary possession if:			A CITY may file a petition for temporary possession if:			
			Organization	City		(1) Property meets the definition of "abandoned"	(2) Organization intends to rehabilitate the property and use it as housing	(3) Organization has sent notice	N/A (cities not permitted to take temporary possession in current law)			
	N/A	N/A	Yes	No	Housing	(1) Property meets the definition of "abandoned"	(2) Organization intends to rehabilitate the property and use it as housing	(3) Organization has sent notice	N/A (cities not permitted to take temporary possession in current law)			
2012	HB 2544	Hearing H-LG; Died H-LG	Yes	No		KSA 12-1756a not included in 2012 HB 2544						
2012	HB 2646	Passed by 1 chamber Amended H-LG; H-FA 121-3; Amended S-LG; Died S-GO	Yes	Yes	Housing	No changes	No changes	No changes	(1) Property meets the definition of "abandoned"	(2) City governing body has designated an organization to rehabilitate the property	(3) Designated organization intends to rehabilitate and use as housing	(4) City governing body has sent notice of intent to file a petition for possession to enforcing officer and interested parties by certified or registered mail and posted on the property 20-60 days before petition filing date
Changes that differ from those proposed in 2012 HB 2646 in red below												
2013	HB 2075	Passed by 1 chamber Amended H-LG; H-FA 102-19; Died - S-LG	Yes	Yes	Housing or for community development	No changes	(2) Organization intends to rehabilitate the property and use it as housing or for community development purposes	No changes	(1) Property meets the definition of "abandoned"	(2) City governing body has designated an organization to rehabilitate the property	(3) Designated organization intends to rehabilitate and use as housing or for community development purposes	(4) City governing body has sent notice of intent to file a petition for possession to enforcing officer and interested parties by certified or registered mail and posted on the property 20-60 days before petition filing date
2015	SB 84	Amended S-Commerce; S-Stricken	Yes	Yes	Housing or prior to July 1, 2019, for ancillary facilities related to housing, including but not limited to infrastructure, open space, parks, and parking facilities	No changes from current law	(2) Organization intends to rehabilitate the property and use it as housing or prior to July 1, 2019, for ancillary facilities re: housing, including/ not limited to infrastructure, open space, parks and parking facilities	No changes from current law	Prior to July 1, 2019, if: (1) Meets definition of "abandoned"	Prior to July 1, 2019, if: (2) City governing body has designated an organization to rehabilitate the property	Prior to July 1, 2019, if: (3) Designated organization intends to rehabilitate and use as housing or for ancillary facilities re: housing, including but not limited to infrastructure, open space, parks, and parking facilities	Prior to July 1, 2019, if: (4) City governing body has sent notice of intent to file a petition for possession to enforcing officer and interested parties by certified or registered mail and posted on the property 20-60 days before petition filing date
2015	HB 2236	Assigned H-LG; Referred H-Taxation; No hearing	Yes	Yes	Housing or for community development or economic development purposes	No changes	(2) Organization intends to rehabilitate the property and use it as housing or for community development or economic development purposes	No changes	(1) Property meets the definition of "abandoned"	(2) City governing body has designated an organization to rehabilitate the property	(3) Designated organization intends to rehabilitate and use as housing or for community development or economic development purposes	(4) City governing body has sent notice of intent to file a petition for possession to enforcing officer and interested parties by certified or registered mail and posted on the property 20-60 days before petition filing date

REHABILITATION OF ABANDONED PROPERTY; PETITION FOR POSSESSION; SERVICE OF PROCESS; REHABILITATION
KSA 12-1756a, Last Amended 2010

SESSION	BILL #	ACTIONS ON BILL (last version summarized)	ENTITIES THAT MAY TAKE TEMPORARY POSSESSION OF ABANDONED PROPERTY		Uses of Property	An ORGANIZATION may file a petition for temporary possession if:			A CITY may file a petition for temporary possession if:			
			Organization	City		(1) Property meets the definition of "abandoned"	(2) Organization intends to rehabilitate the property and use it as housing	(3) Organization has sent notice	N/A (cities not permitted to take temporary possession in current law)			
	N/A	N/A	Yes	No	Housing	(1) Property meets the definition of "abandoned"	(2) Organization intends to rehabilitate the property and use it as housing	(3) Organization has sent notice	N/A (cities not permitted to take temporary possession in current law)			
2016	SB 338	Passed by Legislature S-H Commerce Committees; S-FA 32-8; H-FA 79-44; Gov-Vetoed*	Yes	Yes	Housing or, if the petition is filed prior to July 1, 2020, for ancillary facilities related to housing, including infrastructure, parks, and parking facilities	No changes	(2) Organization intends to rehabilitate the property and use it as housing or, prior to July 1, 2020, for ancillary facilities including infrastructure, parks, and parking facilities	No changes except replace reference to KSA 12-1756e with reference to 12-1756d	<u>Prior to July 1, 2020, if:</u> (1) Meets definition of "abandoned"	<u>Prior to July 1, 2020, if:</u> (2) City governing body has designated an organization to rehabilitate the property	<u>Prior to July 1, 2020, if:</u> (3) Designated organization intends to rehabilitate and use as housing or for ancillary facilities including but not limited to infrastructure, open space, parks, or parking facilities	<u>Prior to July 1, 2020, if:</u> (4) City governing body has sent notice of intent to file a petition for possession to enforcing officer and interested parties by certified or registered mail and posted on the property 20-60 days before petition filing date; replace reference to KSA 12-1756e with reference to 12-1756d
2017	SB 31		Yes	Yes	Housing or, if the petition is filed prior to July 1, 2021, for ancillary facilities related to housing, including infrastructure, parks, and parking facilities	No changes	(2) Organization intends to rehabilitate the property and use it as housing or prior to July 1, 2020, for ancillary facilities: infrastructure, open space, parks, or parking facilities	No changes except replace reference to KSA 12-1756e with reference to 12-1756d	<u>Prior to July 1, 2021, if:</u> (1) Meets definition of "abandoned"	<u>Prior to July 1, 2021, if:</u> (2) City governing body has designated an organization to rehabilitate the property	<u>Prior to July 1, 2021, if:</u> (3) Designated organization intends to rehabilitate and use as housing or for ancillary facilities including but not limited to infrastructure, open space, parks, or parking facilities	<u>Prior to July 1, 2021, if:</u> (4) City governing body has sent notice of intent to file a petition for possession to enforcing officer and interested parties by certified or registered mail and posted on the property 20-60 days before petition filing date; replace reference to KSA 12-1756e with reference to 12-1756d

DEFINITION OF "BLIGHTING INFLUENCE" IN KSA 12-1750

Elements in statutes as of 2012	Proposals for change
Dangerous or injurious to the health, safety, or morals of the occupants, or which have an adverse impact on properties in the area	2013 HB 2075: replace "morals" with "welfare" 2015 SB 84: same as 2013 HB 2075; as introduced, also would have added "including, but not limited to, economic welfare" 2015 HB 2236: same as 2015 SB 84 as introduced 2016 SB 338: replace "morals" with "welfare" and delete "or which have an adverse impact on properties in the area" 2017 SB 31: same as 2016 SB 338
Defects increasing the hazards of fire, accident, or other calamities	
Air pollution	
Light or sanitary facilities	2013 HB 2075: replace "light" with "lack of ventilation" 2015 SB 84: same as 2013 HB 2075 2016 SB 338: replace with "lack of sanitary facilities" 2017 SB 31: same as 2016 SB 338
Dilapidation	
Disrepair	
Structural defects	
Uncleanliness	2013 HB 2075: remove "uncleanliness" 2015 SB 84: same as 2013 HB 2075 2016 SB 338: same as 2013 HB 2075 2017 SB 31: same as 2013 HB 2075
Dead and dying trees, limbs or other unsightly natural growth or unsightly appearances that constitute a blight to adjoining property, the neighborhood or the city	2015 SB 84: remove entire phrase 2016 SB 338: same as 2015 SB 84 2017 SB 31: same as 2015 SB 84
Walls, sidings or exteriors of a quality and appearance no commensurate with the character of the properties in the neighborhood	2013 HB 2075: remove entire phrase 2015 SB 84: same as 2013 HB 2075 2016 SB 338: same as 2013 HB 2075 2017 SB 31: same as 2013 HB 2075

DEFINITION OF "BLIGHTING INFLUENCE" IN KSA 12-1750

Elements in statutes as of 2012	Proposals for change
Unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof	
Vermin infestation	
Inadequate drainage	<p>2013 HB 2075: remove entire phrase</p> <p>2015 SB 84: same as 2013 HB 2075</p> <p>2016 SB 338: same as 2013 HB 2075</p> <p>2017 SB 31: same as 2013 HB 2075</p>
Any violation of health, fire, building or zoning regulations	<p>2013 HB 2075: add words to read "any violation of <u>a property maintenance code</u> or of any health, fire, building or zoning regulations"</p> <p>2016 SB 338: replace with "any violation of health, fire, building or property maintenance codes or zoning regulations which constitute a health or safety threat"</p> <p>2017 SB 31: same as 2016 SB 338</p>