

Town of St. Paul, Indiana  
Ordinance No. 2025 -2

**Removal of Unsafe Buildings Within the town of Saint Paul, Indiana**

**WHEREAS:** The legislature of the State of Indiana has found that structures that are not maintained constitute a hazard to public health, safety, and welfare;

**WHEREAS:** The problem found by the state general assembly to be caused by deteriorated structures in urban areas also apply to small towns and rural areas;

**WHEREAS:** the town of Saint Paul has the authority to propose and adopt ordinances to improve the health and safety of its citizenry, and real property;

**WHEREAS:** the town of Saint Paul, in an effort to maintain the safety of buildings and structures, has identified a need to regulate and enforce certain standards for buildings and structures;

**NOW THEREFORE, BE IT ORDAINED by the Town Board of Saint Paul, Indiana, that:**

1. Indiana Code 36-7-9-1 through 36-7-9-28 is hereby adopted by reference as the town of Saint Paul Unsafe Building Law. All proceedings within the town of Saint Paul for the inspection, repair, and removal of unsafe buildings shall be governed by that law and the provisions of this ordinance.
2. All buildings or portions thereof within the town of Saint Paul which are determined after inspection by an "enforcement authority" consisting, as situation requires, of at least Two(2) of the following: the president of the Saint Paul Town Board, the Chief of the Saint Paul Volunteer Fire Department, the County Board of Health(depending on which county property resides), and the County Building Inspector (depending on which county property resides) to be unsafe as defined by this ordinance are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal.
3. The Saint Paul Town Board shall be authorized to administer this ordinance.
4. A Building or structure, or any part of a building or structure, that is:
  - a. In an impaired structural condition that makes it unsafe to a person or property;
  - b. A fire hazard;
  - c. A hazard to public health;
  - d. A public nuisance;

- e. Dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance; or
  - f. Vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of a statute or an ordinance; is considered an unsafe building. An unsafe building and the tract of real property on which the unsafe building is located are considered an unsafe premises. The Saint Paul Town Board is authorized to adopt written policies and guidelines to use in determining whether buildings or structures are unsafe or dangerous.
5. The Saint Paul Town Council President may issue an order requiring action relative to any unsafe premises. The following orders become final ten (10) days after notice is given, unless a hearing is requested before the expiration of ten (10) days by a person holding a fee interest, life estate interest, or equitable interest of a contract purchaser in the unsafe premises:
- a. Sealing an unsafe building against intrusion by unauthorized persons, in accordance with standards for building condition or maintenance required for human habitation, occupancy, or use by a statute, a rule adopted under **IC 4-22-2**, or an ordinance;
  - b. Removal of part of an unsafe building;
  - c. Removal of an unsafe building; and
  - d. Requiring, for an unsafe building that will be sealed for a period of more than ninety (90) days:
    - I. Sealing against intrusion by unauthorized persons and the effects of weather;
    - II. Exterior improvements to make the building compatible in appearance with other buildings in the area;
    - III. Continuing maintenance and upkeep of the building and the premises. Any person having a substantial property interest in the unsafe premises may appear in person or by council at the hearing.
6. "Substantial property interest" means any right in real property that may be affected in a substantial way by actions authorized by this ordinance, including a fee interest, a life estate interest, a future interest, a present possessory interest, or an equitable interest of a contract purchaser. The interest reflected by a deed, lease, license, mortgage, land sale contract, lien, or evidence of it is:
- a. Recorded in the office of the county recorder; or
  - b. The subject of a written information that is received by the town clerk and includes the name and address of the holder of the interest described.
7. An unsafe Building Fund is hereby established in the operating budget of the Town of St. Paul in accordance with the provisions of **IC 36-7-9-14**.

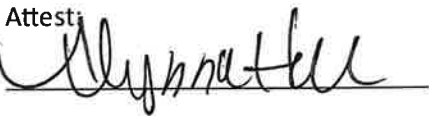
This Ordinance shall be in full force and effect from and after adoption by the Town Council of the Town of St. Paul, Indiana .

Adopted this \_\_\_ day of \_\_\_, 2025, by the Town Council of St. Paul, Indiana, during its \_\_\_, 2025 meeting at the Civic Center, St. Paul, Indiana

Town Council President   
\_\_\_\_\_

Town Council Member   
\_\_\_\_\_

Town Council Member  
  
\_\_\_\_\_

Attest:   
\_\_\_\_\_

Clerk Treasurer