



Community Development

City of Enid Offices

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DILAPIDATED AND UNSECURED STRUCTURES

The City of Enid is committed to maintaining safe, clean and attractive residential and commercial areas. To accomplish this goal, the City has adopted regulations concerning dilapidated and unsecured structures.

What does the City regulation require?

The City of Enid Code states that it shall be declared a public nuisance for any person to suffer or permit on premises within the City any dilapidated or unsecured buildings. This regulation is based upon Oklahoma State Law Title 11, Section 22-112 which sets the procedure and definitions for the removal and the dismantling of dilapidated buildings and for the boarding and securing of unsecured buildings.

What is a dilapidated structure?

A structure which through neglect or injury lacks necessary repairs or otherwise in a state of decay or partial ruin to such an extent that the structure is a hazard to the health, safety, and welfare of the general public or a vacant structure which is unfit for human occupancy due to the lack of necessary repairs and is considered uninhabitable and is a hazard to the health, safety and welfare of the general public.

What is an unsecured building?

Any structure which is not occupied by a legal or equitable owner thereof, or by a lessee of a legal, and into which there are one or more unsecured openings such as broken windows, unlocked doors, holes in the exterior walls, holes in the roof, broken basement or cellar hatchways or other similar unsecured openings which would facilitate an unauthorized entry into the structure.

Who is responsible for correcting the violation?

The violation should be corrected by the property owner or their designee. This violation would involve either the removal of a building identified as dilapidated or the boarding and securing of a building identified as unsecured.

How much time will I have to correct a violation (remove the structure or secure and board the structure)?

You will be given an opportunity to discuss the violation with the hearing officer. At that time it will be determined what length of time you will be given to correct the violation. This could be ten (10) days or up to thirty (30) days or more depending on the arrangements you determine with the hearing officer.

Is there a penalty if I fail to correct the violations?

Yes. If you fail to correct the violation(s) within the time determined at the hearing, the City has the authority to have the building removed or boarded and secured and assess all the costs incurred against the property.