

ORDINANCE 151.098
AN ORDINANCE OF THE CITY OF BUHL TO REGULATE VACANT LOT(S) IN THE
STUBLER PIT AND DAMIAN II ADDITIONS

All other provisions of Buhl City Code Title XV: shall remain as currently in existence and not amended except as specifically added herein and said amendment shall be effective upon its passage and proper publication.

Section

151.098 Vacant Lots in Stubler Pit and Damian II Additions

151.098 VACANT LOT(S) IN THE STUBLER PIT AND DAMIAN II ADDITIONS

(A) Definitions.

- (1) *Vacant Lot(s).* An unimproved lot(s) located within the Stubler Pit and Damian II Additions to Buhl, which remains undeveloped for 24 or more consecutive months after the date of purchase.
- (2) *Enforcement Officer.* The City Clerk/Treasurer or his/ her designee(s).
- (3) *Owner.* Any individual(s), entity, or affiliated entities of the purchased lot(s).
- (4) *Affiliated Entities.* Two entities which are owned, managed, or controlled by one or more individuals or entities in common, or an entity and an individual, when that individual owns, manages, or controls any part of the entity.

(B) Vacant Lot(s) Registration.

- (1) The Owner(s) of any vacant lot within the Stubler Pit or Damian II Additions shall register their lot(s) with the Enforcement Officer..
- (2) The registration shall be submitted on forms provided by the Enforcement Officer and shall include the following information supplied by the owner:
 - (a) A description of all vacant lot(s) owned by the Owner within the Damian II or Stubler Additions to Buhl;
 - (b) The names and addresses of the owner;
 - (c) The names and addresses of all known lienholders and all other parties with an ownership interest in the vacant lot(s);

(d) The period of time each vacant lot(s) is expected to remain vacant; and a plan and timetable for developing the vacant lot.

(3) The owner of a vacant lot(s) shall keep the vacant lot(s) grounds properly maintained in compliance with all state and local laws, ordinances, and codes.

(4) The subsequent owner of a vacant lot(s) shall register the vacant lot with the Enforcement Officer within thirty days of any transfer of ownership of the vacant lot(s).

(C) Vacant Lot Registration Fees. The following fees are imposed to defray the costs of utility installation, roadway maintenance, registering, monitoring, and inspecting vacant lot(s), and otherwise enforcing the requirements of this section.

(1) *Single Lot.* The owner of a single vacant lot shall pay a registration fee per vacant lot the first calendar year the lot(s) become vacant, and each subsequent calendar year the lot remains a vacant lot, unless an exemption applies.

(2) *Adjacent Lot:* The owner of two or more vacant lots located within 50 feet of each other shall pay a registration fee for the first calendar year the lots become vacant, and each subsequent year the lots remain vacant unless an exemption applies. The records of the St. Louis County Assessor shall be deemed sufficient for determining the location and distance of Lots from one another.

(3) The first annual fee shall be paid at the time of registration and shall be prorated for the initial year of registration based on the number of days in the calendar year after the vacant lot is required to be registered. The annual fees for subsequent years shall be paid on or before January 1 of each subsequent year.

(4) All delinquent fees shall be paid prior to any transfer of ownership interest of any vacant lot. If the fees are not paid prior to any transfer, the new owner of the vacant lot shall pay the annual fee no later than thirty days after the transfer of ownership.

(D) Exemptions. The following are exempt from the Vacant Lot registration and fee requirements:

(1) All vacant lot(s) owned by the City of Buhl or the Buhl Economic Development Authority (BEDA) are exempt from the vacant lot registration and fee requirements.

(2) All vacant lot(s) subject to a valid development agreement with the City of Buhl.

(3) An owner who acquires a vacant lot for which the registration fee has already been paid for the calendar year is not liable for an additional registration fee for that calendar year and shall register the change of ownership with the City of Buhl.

(E) Inspections. The Enforcement Officer may inspect any vacant lot in the city for the purpose of enforcing and assuring compliance with the provisions of this chapter. Upon the request of the

Enforcement Officer, an owner shall provide access to all portions of any vacant lot or suspected vacant lot for inspection of compliance.

(F) Notification. The Enforcement Officer shall maintain a current list of all vacant lot(s) and notify owners when their lot(s) become vacant.

(G) Penalties/Enforcement. Violation of any provision of this section or providing false information to the Enforcement Officer shall be considered a misdemeanor.

(1) The city may bring to a court of appropriate jurisdiction a violation of this section.

(2) If an owner fails to register within thirty days of notice from the city, the owner shall be liable for a delinquent fee due for the vacant lot(s).

(H) Alternative Procedures. Nothing in this chapter shall be deemed to abolish or impair existing remedies available to the city under its code or state law.

(I) Collection of Fees and Unpaid Fees

(1) Following registration, the Enforcement Officer shall provide written notice to the owner of fees due.

(2) Notice for collection of fees shall include the amount of the vacant lot(s) registration fee that is the responsibility of the owner and a statement that the fee shall be paid within the time period identified in the notice.

(3) All fees and other amounts payable under this section shall be a debt owed to the city and, if unpaid, shall be collected by special assessment under the authority in Minnesota Statutes, Section 429.101.

(J) Applicability. The provisions of this section are an exercise of the city's general police/ regulatory powers; not an exercise of statutorily delegated zoning authority. All vacant lot(s) as described, are subject to this section without exception, regardless of when the property was acquired.

Moved by Councilor Towner and supported by Councilor Kealy that the foregoing ordinance be adopted.

Voting Aye: Mayor Matthews and Councilors Kealy, Loeffler, Teska-Erickson, and Towner

Voting Nay: None

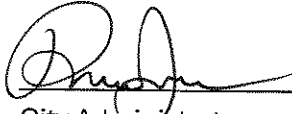
Absent: None

Ordinance declared adopted on April 21, 2026.



Mayor

Attested:



City Administrator

1st Reading: April 7, 2026

2nd Reading: April 21, 2026

Adopted: April 21, 2026

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