

Local Law #2 of 2026
Unsafe Buildings

Be it enacted by the Town Board of the Town of Louisville, in the County of St. Lawrence, as follows:

SECTION 1. PURPOSE AND INTENT

This local law provides for the administration and enforcement of the New York State Uniform Fire Prevention and Building Code (the Uniform Code) and the Property Maintenance Code of New York State (PMCNYS) in regard to unsafe buildings in this Town. This local law is adopted pursuant to Section 10 of the Municipal Home Rule Law. The purpose of this law is to promote and preserve the health, welfare and property of residents of and owners of property located within the Town of Louisville, by providing a method for the removal or repair of buildings and structures within the limits of said Town that, from any cause, may now be or shall hereafter become dangerous or unsafe to the public.

SECTION 2. UNSAFE BUILDINGS AND STRUCTURES PROHIBITED

No person, firm, corporation or association owning, possessing or controlling a building or structure in the Town of Louisville shall permit, suffer or allow said building now or hereafter to be or become dangerous or unsafe to the public from any cause whatsoever.

SECTION 3. DEFECTS DEEMED UNSAFE OR DANGEROUS

All buildings and structures which have any or all of the following defects shall be deemed a major unsafe or dangerous building within the meaning of this law.

1. Those which, exclusive of the foundation, show 33% or more of damage to or deterioration of the supporting member or members or 50% of damage to or deterioration of the non supporting enclosing or outside walls or covering.
2. Those which have improperly distributed loads upon the floors or roofs or are overloaded or which have insufficient strength to be reasonably safe for the purpose used.
3. Those which have been damaged by fire, water, wind or elements or other causes so as to have become dangerous to the lives, safety, morals or the general health and welfare of the occupants or the people of the Town of Louisville.
4. Those having light, air and sanitation facilities which are inadequate to protect the health, morals, safety or general welfare of human beings who live or may live therein.
5. Those having inadequate facilities for ingress or egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other means of communication.
6. Those which have parts thereof which are so attached that they may fall and injure members of the public or property.
7. Those which, because of their condition, are unsafe, unsanitary or dangerous to the health, morals, safety or general welfare of the people of this Town.
8. Those for which a certificate of occupancy has been revoked or refused.
9. Any other characteristics that the Code Enforcement Officer believes makes the building or structure unsafe and an imminent danger to inhabitants or public health and safety.

SECTION 4. INSPECTION AND REPORTS BY THE CODE ENFORCEMENT OFFICER

The Code Enforcement Officer of the Town of Louisville shall be the enforcement officer of this Law and shall make inspections of all unsafe buildings and structures within the Town. The Code Enforcement Officer shall report to the Town Board all unsafe buildings and structures which from time to time may be found within the limits of the Town. The Town Board may also direct the Code Enforcement Officer to report on buildings which the board believes may be unsafe. When it shall be reported to the Town Board that a building or structure is in an unsafe or dangerous condition, the Town Board shall direct the Code Enforcement Officer to inspect the same and to report the condition to the Town Board within five days.

SECTION 5. DETERMINATION OF MAJOR UNSAFE BUILDINGS

The Town Board shall thereafter consider the report of the Code Enforcement Officer and, if the report so warrants, determine by resolution that said building or structure is unsafe and dangerous and order its removal or its repair, if the same can be safely repaired.

SECTION 6. REMEDIES FOR MAJOR UNSAFE BUILDINGS

1. After adopting an inspection report by the Code Enforcement Officer that the building or structure is unsafe or dangerous to the public, the Town Board shall direct the Code Enforcement Officer to serve a notice upon the owner and all other persons having an interest in such property or structure, either personally or by certified, return requested mail, addressed to their last known addresses as shown by the assessment record, containing a description of the premises, a statement of the particulars in which the building or structure is unsafe or dangerous and an order of the Code Enforcement Officer requiring same to be repaired, secured or removed and to post such notice on the premises.
2. In the event that no owner can be found, the Town Board may apply to a court of general jurisdiction for an appropriate order of publication. Notice will be deemed complete 10 business days after the last date of publication.
3. Each owner so served shall commence the repair, securing or removal of such building or structure within 5 days after service of such notice, as hereinafter provided, and shall notify the Code Enforcement Officer of such action and shall complete same within 5 business days thereafter, unless the Code Enforcement Officer allows a longer period of time for completion.
4. At the request of the building owner, a hearing shall be held before the Code Enforcement Officer at a time and place to be specified but within 5 business days of service of the notice to repair, secure or demolish. The purpose of the hearing is for the building owner to show cause why the building is not a threat to the health, welfare and property of the Town residents and property owners and why a notice to repair, secure or demolish is not required or appropriate.
5. At the hearing, the owner, the Town and any other interested parties may present witnesses and any other proof relating to the matters and all parties may appear in person or with their attorneys. A walk-through inspection of the building may be included at the request of the Town or of the owner.
6. At the conclusion of the hearing, or within two working days thereafter, the Code Enforcement Officer shall make a determination, in writing, on the status of the notice, and a copy of same shall be served either personally or by certified mail, return receipt requested, on all parties who appeared therein.

7. The determination shall state whether the original inspection report is sustained, modified or reversed. If reversed, no further proceeding shall be had.
8. If the original inspection is sustained, in whole or in part, the Code Enforcement Officer shall notify the owner in writing and the date for repairs, securing or removal to commence shall remain in effect.

SECTION 7. FAILURE TO COMPLY WITH NOTICE

1. If the owner neglects or refuses to comply with the notice from the Town Board, with the prescribed period for commencement as set forth in section 6-3, The Board shall, by resolution, appoint an engineer, or architect to undertake a survey of the building or structure. The engineer or architect will report in writing to the Town Board on the condition of the building or structure. The owner of the building will be served notice of the time of the survey inspection at least 5 days prior to the survey inspection and may be present in person or by representative.
2. The survey shall take into account not only the condition of the building, but also its impact on the character of the community and neighborhood, its historical and architectural value and the cost of repairs

SECTION 8. APPLICATION FOR A COURT ORDER

In the event that the survey determines that the building is unsafe or dangerous, the Town Board may pass a resolution directing the Town's Lawyer to make an application to the Supreme Court. The application will be for an order determining the building or structure to be a public nuisance and directing that it shall be repaired, secured or removed in accordance with the survey.

SECTION 9. ASSESSMENT OF COSTS

All costs and expenses incurred by the Town in connection with the proceedings to survey, repair, secure or remove, including the actual cost of surveying, repairing, securing or removing a building or structure, together with a charge of 50% in addition thereto as compensation to the Town for administering, shall be assessed against the land on which the building or structure is located and added to the Town levy.

SECTION 10. COMPENSATION FOR SURVEYORS

Said surveyors shall be paid reasonable compensation for the service performed by them in making their survey and in preparing the report thereof.

SECTION 11. REMEDIES FOR MINOR UNSAFE BUILDING VIOLATIONS

1. "Minor violations for unsafe buildings" refer to situations where a potentially unsafe condition exists, but does not require significant repair or the removal of the building. Such violations shall include buildings not secured against entry, the weather or other situations that create either an attractive nuisance or the likelihood of additional, significant deterioration.
2. Process for notification of minor violations.
 - a. The Code Enforcement Officer shall report to the Town Board that a building or structure has a minor violation.

- b. The Code Enforcement Officer shall then recommend the method of serving the owner and time limits for compliance.
 - c. The Town Board shall consider the Code Enforcement Officer's report and recommendations and, by resolution, approve the report and recommendations or modifications thereof.
3. The Code Enforcement Officer will issue an appearance ticket answerable in court at the earliest available time for noncompliance.

SECTION 12. EMERGENCY WORK

1. In cases where there shall be, in the opinion of the Code Enforcement Officer, actual and immediate danger from a building or structure's collapse so as to endanger public safety, life or property, or actual or immediate menace to health or public welfare as a result of the conditions present in or about a building or structure, the Code Enforcement Officer shall cause the necessary work to be done or render such building or structure temporarily unsafe, whether the procedure prescribed in this law for unsafe or dangerous buildings or structures has been instituted or not.
2. When emergency work is to be performed under this section, the Code Enforcement Officer shall cause the owner thereof to be served personally or by certified, return receipt requested and, if served by Certified mail, shall post on the premises a notice to comply containing a description of the premises, a statement of the facts in which the structure is unsafe or dangerous and orders and directions to correct said conditions which constitute an emergency within a specified period not to exceed three days from actual or constructive receipt of the notice.
3. In the event that the emergency does not permit any delay in correction, the notice shall state that the Town has corrected the emergency condition.
4. In both cases, the notice shall state that the corrective costs of the emergency will be assessed against the owner pursuant to the provisions of this law.

SECTION 13. PERFORMANCE OF WORK BY THE TOWN

Upon notification that the owner of the unsafe building or structure has failed or refused to repair the unsafe building or structure within the time specified in the final order, the Code Enforcement Officer shall report same to the Town Board. The Town Board may direct that the town shall cause the repair or removal of the unsafe building or structure. After the work has been completed, the Code Enforcement Officer shall file with the Town Board a verified statement of all the direct costs of same, together with a charge of 50% in addition thereto as compensation to the Town for administering, supervising and handling said work.

SECTION 14. ASSESSMENT; LIEN; INTEREST

Upon receipt of the verified statement, the Town Board shall direct that the amount thereof, including the charges added thereto, shall constitute a lien against said premises and direct that the same shall be added to the next assessment roll of general Town taxes and shall be collected and enforced in the same manner, by the same proceedings, at the same time and under the same penalties as the general Town tax and as a part thereof. In addition, interest shall run from the date of filing the verified statement to the date of actual payment at the prime rate of interest plus 2%, based on the prime rate for the date of the verified statement.

SECTION 15. LIABILITY

Notwithstanding any provision herein to the contrary, the Town may, at its election, institute suit against the owner of said premises for the direct costs, together with a charge of 50% in addition thereto as compensation to the Town for administering, supervising and handling said work, and enter judgment thereon against the owner personally for the aforesaid amount. The imposition and collection of any fine or penalty hereinafter prescribed shall not bar the right of the Town to collect the costs of the removal or repair of any unsafe building or structure as herein prescribed.

SECTION 16. FAILURE TO COMPLETE WORK

The failure of the owner to complete the repairs or to remove the unsafe building or structure as specified in the final notice of the Code Enforcement Officer shall subject the owner to the same procedure and penalties as herein set forth in Section 15 of this law.

SECTION 17. EFFECT OF TRANSFER OF TITLE

The transfer of title by the owner of premises upon which an unsafe building or structure is located shall be no defense to any proceedings under this law.

SECTION 18. PENALTIES FOR OFFENSES

Any person upon whom a notice as provided in this chapter has been served and who fails, neglects or refuses to place such unsafe building or structure in a safe condition as designated in such notice or who shall violate any of the provisions of this law or orders given pursuant thereto or who shall resist or obstruct the Code Enforcement Officer in carrying out the provisions of this law shall, upon conviction thereof, be subject to a fine of not more than \$500.00 (five hundred dollars) or imprisonment for a term not to exceed 15 (fifteen days), or both. Each week or part thereof in which such violation continues shall constitute a separate offense.

SECTION 19. PARTIAL INVALIDITY

If any section of this local law shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this local law.

SECTION 20. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

2 of the year 20 26

Local Law Title:

Provides for the administration and enforcement of the New York State Uniform Fire
Prevention and Building Code (the Uniform Code) and the Property Maintenance Code of
New York State (PMCNYS) in regard to unsafe buildings in this Town

Be it enacted by the Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one)

of Louisville as follows on the attached pages:
(Name of Local Government)

For Office Use Only

Department of State Local Law Index Number: _____ of the year 20 ____

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

Local Law Filing

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto ascribed as local law number 2 of 2026 of the (County)(City)(Town)(Village) of Louisville was duly passed by the Town Board on March 11 2026 in accordance with the applicable provisions of law.

(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer)*

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____.

(Name of Legislative Body)

(Elective Chief Executive Officer)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____ in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition

(Name of Legislative Body)

(Elective Chief Executive Officer)*

requesting such referendum was filed as of _____ 20____ in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

Local Law Filing

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 ____ of the City of _____ having submitted to referendum pursuant to the provisions of Section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 ____ became operative.


6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed thereto, ascribed as local law number _____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 ____ pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in the paragraph ¹ _____ above.

(Seal)



Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

3/17/2026

(Date)