

ORDINANCE NUMBER 02272024

**AN ORDINANCE CONCERNING THE ESTABLISHMENT OF  
THE ABANDONED STRUCTURES ORDINANCE  
OF THE TOWN OF CAMERON**

**WHEREAS**, Article 8 of Chapter 160A of the North Carolina General Statutes, N.C.G.S. 160A-174, et seq., delegates to municipalities the authority to exercise the general police power; and

**WHEREAS**, Article 12 of Chapter 160D of the North Carolina General Statutes, N.C.G.S. 160D-1201 et seq., authorizes municipalities to provide for the repair, closing or demolition of dwellings, buildings or structures used or intended for human habitation;

**WHEREAS**, N.C.G.S. 160A-193 authorizes municipalities to summarily remedy, abate or remove public health nuisances; and

**WHEREAS**, the Town of Cameron Town Council finds that it is in the public interest to establish and adopt the Town of Cameron Abandoned Structures Ordinance to provide more specificity as to regulating abandoned dwellings, buildings or structures used or intended for human habitation; and hereafter collectively structures, and

**WHEREAS**, the Town of Cameron Town Council, after due notice, conducted a public hearing on the 27 day of February, 2024, upon the question of enacting a Town Ordinance in this respect.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL, THE TOWN OF CAMERON, NORTH CAROLINA:**

**PART ONE.** That the Abandoned Structures Ordinance of the Town of Cameron, North Carolina, is hereby established as follows:

**"ABANDONED STRUCTURES ORDINANCE**

**Section 1. Findings; Purpose; Authority.**

Pursuant to Section 160D-1201, of the General Statutes of North Carolina, it is hereby found and declared that there exist in the Town and its planning and development regulation jurisdiction dwellings, buildings or structures, which are unfit for human habitation due to dilapidation, defects increasing the hazards of fire, accidents, other calamities, lack of ventilation, light, sanitary facilities, and due to other conditions rendering such structures unsafe, unsanitary, dangerous, detrimental to the health, safety, welfare, and otherwise inimical to the welfare of the residents of the Town of Cameron.

In order to protect the health, safety and welfare of the residents of the Town and its planning and development regulation jurisdiction, as authorized by Ordinance 160D, Article 12 of the General Statutes of North Carolina, it is the purpose of this Ordinance to establish standards of fitness for the all dwellings, accessory structures, buildings, or structures which appear to be abandoned or dilapidated, as expressly authorized by Section 160D-1201(b) of the General Statutes of North Carolina.

In addition, it is hereby found and declared, under the authority of North Carolina General Statutes 160A-174, that there exist in the Town structures which, although not meeting the classification as unfit for human habitation, fail to fully comply with all the minimum standards for fitness as established herein and therefore have present one or more conditions which are inimical to the public health, safety and general welfare. Such conditions, if not corrected can lead to deterioration and dilapidation of structures which render them unfit for human habitation.

## **Section 2. Scope.**

- (a) This Ordinance is hereby declared to be remedial and shall be construed to secure the beneficial interests and purposes thereof which are public safety, health and general welfare through structural strength, stability, sanitation, and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of such buildings, structures or premises.
- (b) The provisions of this Ordinance shall apply, as authorized by G.S. § 160D-1201(b), to all dwellings, buildings or structures determined to be abandoned, unsafe, and especially dangerous to life because of liability to fire or because of bad conditions of walls, overloaded floors, defective construction, decay, dilapidation, inadequate means of egress and other causes.
- (c) The provisions of this Ordinance shall apply, to all abandoned structures which are found by the Town Council to be a health or safety hazard as a result of the attraction of insects or rodents, conditions creating a fire hazard, dangerous conditions constituting a threat to children or frequent use by vagrants as living quarters in the absence of sanitary conditions.

## **Section 3. Definitions.**

The following definitions shall apply in the interpretation and enforcement of this Ordinance:

**Abandoned Structure.** Any structure, whether designed and intended for residential or other uses, which has been vacant or not in active use, regardless of purpose or reason, for the past two-year period and which is determined by the Inspector to be unfit for human habitation or occupancy based upon the standards as set forth in this Ordinance.

**Deteriorated Structure.** A structure that is unfit for human habitation and can be repaired, altered or improved to comply with all of the minimum standards established by this Ordinance, *at a cost not in excess of fifty percent of the structure value*, as determined by the current County Tax valuation record.

**Dilapidated Structure.** A structure that is unfit for human habitation and cannot be repaired, altered or improved to comply with all of the minimum standards established by this Ordinance, *at a cost not in excess of fifty percent of the structure value*, as determined by the current County Tax valuation record.

**Structure.** Any building, structure, manufactured home or mobile home, or part thereof, used and occupied for human habitation or intended to be so used, and includes any accessory buildings and structures and appurtenances belonging thereto or usually enjoyed therewith,

except that it does not include any manufactured home or mobile home, which is used solely for a seasonal vacation purpose.

Extermination. The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that may serve as their food; by poisoning, spraying, fumigating, trapping or by any other recognized and legal pest elimination methods approved by the Code Administrator.

Garbage. The animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

Code Administrator. The person, Public Officer or Officers, appointed by the Town Council to carry out the administration and enforcement of this Ordinance.

Infestation. The presence, within or around a Structure, of any insects, rodents or other pests in such number as to constitute a menace to the health, safety or welfare of the occupants or to the public.

Manufactured Home (Mobile Home). A structure as defined in G.S. 143-145(7).

Owner. The holder of the title in fee simple and every mortgagee of record.

Parties in Interest. All individuals, associations and corporations who have interests of record in a Structure and any who are in possession thereof.

Public Authority. Any housing authority or any officer who is in charge of any department or branch of the government of the Town, County, or State relating to health, fire, building regulations, or other activities concerning Structures in the Town.

Rubbish. Combustible and noncombustible waste materials except garbage and ashes, and the term shall include, but not be limited to, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass crockery and dust.

Whenever the words "structure", "structure unit", "rooming house", "rooming unit" or "premises" are used in this Ordinance, they shall be construed as though they were followed by the words "or any part thereof".

#### **Section 4. Office of Code Administrator Created; Powers and Duties.**

For the purposes of administering and enforcing the provisions of this Ordinance, the office of Code Administrator is hereby created. The Code Administrator shall be appointed by the Town Council, and shall have such powers as may be necessary or convenient to carry out and effectuate the purposes and provisions of this Ordinance, including, without limiting the generality of the foregoing, in addition to others herein granted, the following powers:

- (a) **Investigations:** To investigate the dwellings, building, and structural conditions in the Town in order to determine which structures therein are unfit for human habitation and dangerous, being guided in such examination of structures and buildings by the requirements set forth in this Ordinance.

(b) Oaths, witnesses, etc.: To administer oaths and affirmations and to examine witnesses and receive evidence.

(c) Right of Entry: To enter upon and within premises and Structures for the purpose of making examinations and investigations; provided, that such entries shall be made in such a manner as to cause the least possible inconvenience to the persons in possession. If entry upon the premises for purposes of investigation is necessary, such entry shall be made pursuant to a duly issued administrative search warrant in accordance with G.S. 15-27.2 or with permission of the owner, the owner's agent, a tenant, or other person legally in possession of the premises

(d) Warrants; Citations, etc.: To swear criminal warrants, issue civil citations and to take such other actions as may be necessary to carry out the enforcement procedures of this Ordinance.

(e) Delegation of functions, etc. : To delegate any of his functions and powers under this Ordinance to such officers and agents as he may designate.

## **Section 5. Inspections.**

For the purpose of carrying out the intent of this Ordinance, the Code Administrator, upon proper notice and identification, is hereby authorized to enter, examine and survey at all reasonable times all abandoned structures, rooming houses, rooming units, or other structures and premises. The owners of every abandoned structure, rooming house, rooming unit, or other structures and premises or the person in charge thereof, shall give the Code Administrator free access to such abandoned structures, rooming houses, rooming units, or other structures, and its premises, at all reasonable times for the purposes of such inspection, examination and survey.

## **Section 6. Preliminary Investigations; Notices; Hearings.**

Whenever a petition is filed with the Code Administrator by a public authority or by at least five (5) residents of the Town charging that any Structure is abandoned as described herein or whenever it appears to the Code Administrator (on his own motion) that any structure is abandoned as described herein, the Code Administrator shall, if his preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner and parties in interest in such structures a complaint stating the charges in that respect and containing a notice that a hearing will be held before the Code Administrator (or his designated agent) at a place within the Town therein fixed not less than 10 days nor more than 30 days after the serving of the complaint; that the owner and parties in interest shall be given the right to file an answer to the complaint and to appear in person, or otherwise, and give testimony at the place and time fixed in the complaint; and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the Code Administrator.

In accordance with N.C.G.S. 1-120.2, Upon the issuance of a complaint and notice of hearing pursuant to this Section, the Inspector may cause the filing of a notice of Lis Pendens, with a copy of the complaint and notice of hearing attached thereto, in the Office of the Clerk of Superior Court of Moore County, to be indexed and cross-indexed in accordance with the indexing procedures of the North Carolina General Statutes 1-117. The Inspector shall cause a copy of the notice of Lis Pendens to be served upon the owners and parties in interest in the structure at the time of filing as applicable. From the date and time of indexing, the complaint and notice of hearing or order shall be binding upon the successors and assigns of the owners of

and parties in interest in the dwelling, building or structure. The notice of Lis Pendens shall remain in full force and effect until cancelled. Upon compliance with the requirements of any order issued based upon such complaint and hearing, the Inspector shall direct the Clerk of Superior Court to cancel the notice of Lis Pendens.

#### **Section 7. Standards for Enforcement.**

The Code Administrator, in making the preliminary determination of whether or not an abandoned structure is in violation of this ordinance, by way of illustration and not limitation, consider the presence or absence of the following conditions:

- (1) Dilapidation, decay, unsanitary conditions or disrepair which is dangerous to the health, safety or welfare of the citizens of the Town.
- (2) Such damage by fire, wind or other causes as to render the structure unsafe.
- (3) The collection of garbage, rubbish or combustible material which constitutes a fire hazard in such structure;
- (4) Inadequate facilities for egress in case of fire or panic.
- (5) Dangerous conditions which might result in the use of the structure or nearby grounds or facilities as a play area; and constituting a threat to the safety of children;
- (6) Frequent use of such structure by transients and vagrants, in the absence of sanitary facilities, for living, sleeping, cooking or eating.
- (7) Holes, cracks, or similar conditions in the structure's floors, walls, ceilings or roof which might attract or admit rodents and insects, or become breeding places for rodents and insects.
- (8) The collection of garbage or rubbish in or near the structure which might attract rodents and insects, or become breeding places for rodents and insects;
- (9) Walls or other structural components which seriously list, lean or buckle to such an extent as to render the structure unsafe.
- (10) There shall be no chimneys or parts thereof which are defective, deteriorated or in danger of falling, or in such condition or location as to constitute a fire hazard.

#### **Section 8. Procedure After Hearing; Order.**

If, after notice and hearing, the Code Administrator determines that the structure under consideration is abandoned, unsafe, unsanitary, dangerous and detrimental to the health, safety and welfare of the citizens of the Town in accordance with the standards set forth above, he shall state in writing his findings of fact in support of that determination and shall issue and cause to be served upon the owner thereof an order:

- (a) If the repair, alteration or improvement of the structure can be made at a cost of less than fifty (50) percent of the value of the structure, as determined by the current County Tax valuation record, requiring the owner, within the time specified, to repair, alter or improve the structure in order to render it fit for human habitation or to vacate and close the structure as a human habitation, based upon the Code Administrator's standards for closing structures;
- (b) If the repair, alteration or improvement of the structure cannot be made at a cost of less than fifty (50) percent of the value of the structure, as determined by the current County Tax valuation record, requiring the owner, within the time

specified in the order, to repair, alter or improve the structure in order to render it fit for human habitation or to remove or demolish such structure.

If, after notice and hearing the Code Administrator determines that the structure under consideration is not unfit for human habitation but is not in full compliance with one or more standards of fitness as set forth above, he may cause a warning citation to be issued to the owner, either in person or posted in the United States mail service by first class mail addressed to the last known address of the owner as contained in the records of the County. Such warning citation shall set out the nature of the violation, the section violated, the date of the violation, and shall contain an order to bring the structure or premises into compliance with this Ordinance, providing for a reasonable period of time in which the violation must be corrected.

Whenever a determination is made pursuant to subsections (a) or (b) of this section that a structure must be vacated and closed, or removed or demolished, under the provisions of this Ordinance, notice of the order shall be given by first-class mail to any organization involved in providing or restoring structures for affordable housing that has filed a written request for such notices. A minimum period of forty-five (45) days from the mailing of such notice shall be given before removal or demolition by action of the Inspector, to allow the opportunity for any organization to negotiate with the owner to make repairs, lease, or purchase the property for the purpose of providing affordable housing. The Inspector shall certify the mailing of the notices, and the certifications shall be conclusive in the absence of fraud. Only an organization that has filed a written request for such notices may raise the issue of failure to mail such notices, and the sole remedy shall be an order requiring the Inspector to wait forty-five (45) days before causing removal or demolition.

#### **Section 9. Failure to Comply with Order.**

- (a) If the owner fails to comply with an order to repair, alter or improve or to vacate and close the structure, the Code Administrator may:
  - (1) Cause the structure to be repaired, altered or improved or to be vacated and closed.
  - (2) Cause to be posted on the main entrance of any such structure, a placard with the following words: "This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful." Occupation of a building so posted shall constitute a violation of this Ordinance.
- (b) If the owner fails to comply with an order to repair, alter or improve or to remove or demolish the structure, the Code Administrator may:
  - (1) Cause such structure to be vacated and removed or demolished.
  - (2) Cause to be posted on the main entrance of any such structure, a placard with the following words: "This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful." Occupation of a building so posted shall constitute a violation of this Ordinance.
- (c) The duties of the Code Administrator set forth in subsection (a) and (b) shall not be exercised until the Town Council shall have by Ordinance ordered the Code Administrator to proceed to effectuate the purpose of this Ordinance with respect to the

particular property or properties which the Code Administrator shall have found to be abandoned and unfit for human habitation and which property or properties shall be described in the Ordinance. No such Ordinance shall be adopted to require demolition of a structure until the owner has first been given a reasonable opportunity to bring it into conformity with the standards. For the purposes of this subsection, a period of ninety (90) days following the date of the Code Administrator's order shall constitute a reasonable opportunity. The Ordinance shall be recorded in the Office of the Register of Deeds in the county wherein the property or properties are located and shall be indexed in the name of the property owner in the grantor index.

- (d) The amount of the cost of repairs, alterations, or improvements, or vacating and closing, or removal or demolition by the Code Administrator shall be a lien against the real property upon which the cost was incurred, which lien shall be filed, have the same priority, and be collected as the lien for special assessment provided in Article 10 of Ordinance 160A of the General Statutes of North Carolina. If the structure is removed or demolished by the Code Administrator, he shall sell the materials of the structure, and any personal property, fixture or appurtenances found in or attached to the structure, and shall credit the proceeds of the sale against the cost of the removal or demolition and any balance remaining shall be deposited in the Superior Court by the Code Administrator, shall be secured in a manner directed by the Court, and shall be disbursed by the Court to the persons found to be entitled thereto by final order of the decree of the Court.
- (e) If any occupant fails to comply with an order to vacate a structure, the Code Administrator may file a civil action in the name of the Town to remove such occupant. The action to vacate the structure shall be in the nature of summary ejectment and shall be commenced by filing a complaint naming as parties-defendant any persons occupying such structure. The Clerk of Superior Court shall issue a summons requiring the defendant to appear before a magistrate at a certain time, date and place not to exceed 10 days from the issuance of the summons to answer the complaint. The summons and complaint shall be served as provided in G.S. 42-29. The summons shall be returned according to its tenor, and if on its return it appears to have been duly served, and if at the hearing the Code Administrator produces the certified copy of an Ordinance adopted by the Town Council pursuant to subsection (c) authorizing the Code Administrator to proceed to vacate the occupied structure, the magistrate shall enter judgment ordering that the premises be vacated and that all persons be removed. The judgement ordering that the structure be vacated shall be enforced in the same manner as the judgment for summary ejectment entered under G.S. 42-30. An appeal from any judgment entered hereunder by the magistrate may be taken as provided in G.S. 7A-228, and the execution of such judgement may be stayed as provided in G.S. 7A-227. An action to remove an occupant of a structure who is a tenant of the owner may not be in the nature of a summary ejectment proceeding pursuant to this paragraph unless such occupant was served with notice at least 30 days before the filing of the summary ejectment proceeding that the Town Council has ordered the Code Administrator to proceed to exercise his duties under subsection (a), (b) and (c) of this section to vacate and close or remove and demolish the structure.
- (f) If the Town Council shall have adopted an Ordinance, or the Code Administrator shall have issued an order, ordering a structure to be repaired or vacated and closed, as provided in Section 9 (c), and if the owner has vacated and closed such structure and kept such structure vacated and closed for a period of one year pursuant to the Ordinance or

order, then if the Town Council shall find that the owner has abandoned the intent and purpose to repair, alter, or improve the structure in order to render it fit for human habitation and that the continuation of the structure in its vacated and closed status would be inimical to the health, safety, moral, and welfare of the Town in that the structure would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a structure which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in the Town, then in such circumstances, the Town Council may, after the expiration of such one year period, enact an Ordinance and serve such Ordinance on the owner, setting forth the following:

- (a) If it is determined that the repair of the structure to render it fit for human habitation can be made at a cost not exceeding fifty percent (50%) of the then current value of the structure, the Ordinance shall require that the owner either repair or demolish and remove the structure within 90 days; or
- (b) If it is determined that the repair of the structure to render it fit for human habitation cannot be made at a cost not exceeding fifty percent (50%) of the then current value of the structure, the Ordinance shall require the owner to demolish and remove the structure within 90 days.

This Ordinance shall be recorded in the Office of the Register of Deeds in the county wherein the property or properties are located and shall be indexed in the name of the property owner in the grantor index. If the owner fails to comply with this Ordinance, the Code Administrator shall effect the purpose of the Ordinance.

#### **Section 10. Service of Complaints and Orders.**

Complaints or Orders issued by the Code Administrator shall be served upon persons either personally or by certified mail. When service is made by certified mail, a copy of the complaint or order may also be sent by regular mail. Service shall be deemed sufficient if the certified mail is unclaimed or refused, but the regular mail is not returned by the post office within ten (10) days after the mailing. If regular mail is used, a notice of the pending proceedings shall be posted in a conspicuous place on the premises affected.

If the identities of any owners or the whereabouts of persons are unknown and cannot be ascertained by the Code Administrator in the exercise of reasonable diligence, or, if the owners are known but have refused to accept service by certified mail, and the Code Administrator makes an affidavit to that effect, then the serving of the complaint or order upon the owners or other persons may be made by publication in a newspaper having general circulation in the Town at least not later than the time at which personal service would be required under the provisions of this Ordinance. When service is made by publication, a notice of the pending proceedings shall be posted in a conspicuous place on the premises thereby affected.

#### **Section 11. Appeals.**

- (a) The Board of Adjustment is hereby appointed as the Appeals Board to which appeals from any decision or order of the Code Administrator may be taken. Except where this Ordinance provides for different rules or procedures, the Board of Adjustment acting as

the Appeals Board shall follow its rules of procedure, which may be amended to provide specifically for this function.

- (b) An appeal from any decision or order of the Code Administrator may be taken by any person aggrieved thereby or by any officer, board, or commission of the Town. Any appeal from the Code Administrator shall be taken within ten days from the rendering of the decision or service of the order by filing with the Code Administrator and with the Board a notice of appeal which shall specify the grounds upon which the appeal is based. Upon the filing of any notice of appeal, the Code Administrator shall forthwith transmit to the Board all the papers constituting the record upon which the decision appealed from was made. When an appeal is from a decision of the Code Administrator refusing to allow the person aggrieved thereby to do any such act, his decision shall remain in force until modified or reversed. When any appeal is from a decision of the Code Administrator requiring the person aggrieved to do any act, the appeal shall have the effect of suspending the requirement until the hearing by the Board, unless the Code Administrator certifies to the Board after the notice of appeal is filed with him, that because of facts stated in the certificate (a copy of which shall be furnished the appellant), a suspension of his requirement would cause imminent peril to life or property. In that case the requirement shall not be suspended except by a restraining order, which may be granted for due cause shown upon not less than one day's written notice to the Code Administrator, by the Board, or by a court of record upon petition made pursuant to subsection (e) of this section.
- (c) The Board shall fix a reasonable time for hearing appeals, shall give due written notice to the parties, and shall render its decision within a reasonable time. Any party may appear in person or by agent or attorney. The Board may reverse or affirm, wholly or partly, or may modify the decision or order appealed from, and may make any decision and order that in its opinion ought to be made in the matter, and to that end it shall have all the powers of the Code Administrator, but the concurring vote of four-fifths of the members of the Board shall be necessary to reverse or modify any decision or order of the Code Administrator. The Board shall have power also in passing upon appeals, when practical difficulties or unnecessary hardships would result from carrying out the strict letter of the Ordinance, to adapt the application of the Ordinance to the necessities of the case to the end that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done.
- (d) Every decision of the Board shall be subject to review by proceedings in the nature of certiorari instituted within 15 days of the decision of the Board, but not otherwise.
- (e) Any person aggrieved by an order issued by the Code Administrator or a decision rendered by the Board may petition the Superior Court for an injunction, restraining the Code Administrator from carrying out the order or decision and the Court may, upon such petition, issue a temporary injunction restraining the Code Administrator pending a final disposition of the cause. The petition shall be filed within 30 days after issuance of the order rendering of the decision. Hearings shall be heard by the Court on a petition within 20 days, and shall be given preference over other matters on the Court's calendar. The Court shall hear and determine the issues raised and shall enter such final order or decree as law and justice may require. It shall not be necessary to file bond in any amount before obtaining a temporary injunction under this subsection.

## **Section 12. Procedure Is Alternative, Civil Penalties**

Neither this Ordinance nor any of its provisions shall be construed to impair or limit in any way the power of the Town to define and declare nuisances and to cause their abatement by summary action or otherwise, and the enforcement of any remedy provided herein shall not prevent the enforcement of any other remedy or remedies provided herein or in other ordinance or laws.

In addition to the remedies provided for herein, an act constituting a violation of the provisions of this Ordinance or a failure to comply with any of its requirements shall subject the offender to a civil penalty of \$50.00, which includes administrative fees. Each day any single violation continues shall be a separate violation. A violation of this Ordinance shall not constitute a misdemeanor pursuant to N.C.G.S. 14-4. If the offender fails to correct this violation by the prescribed deadline after being notified of said violation, the penalty may be recovered in a civil action in the nature of a debt. In the event a civil action is filed by the Town in the nature of a debt, for an injunction, order of abatement, enforcement of a lien right, or other equitable remedy, or any combination thereof, the Town also shall be entitled to recover its court costs and attorney fees.

If any structure is erected, constructed, altered, repaired, converted, maintained, or used in violation of this Ordinance or of any valid order or decision of the Code Administrator or Board made pursuant to any ordinance adopted under authority of this Ordinance, the Code Administrator may institute any appropriate action or proceedings to prevent the unlawful erection, construction, reconstruction, alteration or occupancy, to restrain, correct or abate the violation, to prevent the occupancy of the structures, or to prevent any illegal act, conduct or use in or about the premises of the structure.

## **Section 13. Conflict with Other Provisions.**

In the event any provision, standard or requirement of this Ordinance is found to be in conflict with any provision of any other ordinance or code of the Town, the provision which establishes the higher standard or more stringent requirement for the promotion and protection of the health and safety of the residents of the Town's jurisdiction shall prevail. The North Carolina Building Code, current edition, shall serve as the standard for all alterations, repairs, additions, removals, demolitions, and other acts of building made or required pursuant to this Ordinance.

## **Section 14. Violations.**

In addition to the conditions, acts or failures to act that constitute violations specified in this Ordinance above, it shall be unlawful for the owner of any structure or structural unit to fail, neglect or refuse to repair, alter or improve the same, or to vacate and close or vacate and remove or demolish the same, upon order of the Code Administrator duly made and served as herein provided, within the time specified in such order. It shall be unlawful for the owner of any structure, with respect to which an order has been issued pursuant to this Ordinance, to occupy or permit the occupancy of the same after the time prescribed in such order for its repair, alteration or improvement or its vacation and closing, or vacation and removal or demolition.

## **Section 15. Validity.**

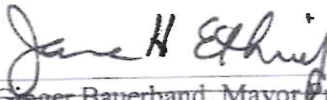
If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

The Town Council hereby declares that it would have passed this Ordinance and each section, subsection, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid."

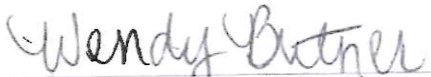
**PART TWO.** That all ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

**PART THREE.** That this Ordinance shall become effective upon its adoption by the Town Council of the Town of Cameron, North Carolina.

Adopted this 27 day of February, ~~2023~~ <sup>2024</sup>.

  
Ginger Bauerband, Mayor Pro Tempore  
Jane Ethridge, Mayor  
Approved as to form:

ATTEST:

  
Wendy Butner, Town Clerk

  
Jim Van Camp, Town Attorney