

Introduced by: Mayor David Pruhs\*  
Councilmember Sprinkle\*  
Councilmember Ringstad\*  
Councilmember Therrien  
Councilmember Marney  
Councilmember Tidwell  
Councilmember Cleworth  
Introduced: June 24, 2024  
\*indicates original sponsor

**ORDINANCE NO. 6283, AS AMENDED**

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE BY  
ENACTING SECTION 10-207 TO REQUIRE THAT VACANT BUILDINGS  
BE SECURED AND REGISTERED AND ESTABLISHING FINES FOR  
VIOLATIONS OF THESE REQUIREMENTS**

**WHEREAS**, vacant buildings pose threats to public safety by attracting criminal activities and creating an increased fire risk; and

**WHEREAS**, vacant buildings often contribute to a blight on the community that lowers the value of nearby properties; and

**WHEREAS**, many of the vacant building property owners do not live in Fairbanks and are difficult to locate and contact, which delays securing, cleaning, or abatement of the property; and

**WHEREAS**, several communities have found that a vacant property registry is a useful tool that encourages owners to secure and maintain their properties.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:**

**SECTION 1.** Fairbanks General Code Chapter 10, Article VII Code for the Abatement of Dangerous Buildings is hereby amended to add new Section 10-207 Vacant buildings, as follows:

**Sec. 10-207. - Vacant buildings.**

(a) *Vacant building definition:* A vacant building is a structure designed for residential or commercial use that has not been lawfully used for residential or commercial purposes for 180 days.

The vacant building designation does not apply to:

1. Vacation properties;
2. Structures used on a seasonal basis;
3. Buildings that have been continuously offered in good faith for sale for less than 365 days; and

4. Buildings with an active building permit from the City of Fairbanks if the permitted work is completed within 365 days of the initial permit date.
- (b) *Duty to secure*: Vacant buildings must be sufficiently secured to prevent ingress and egress. Vacant buildings must have prominently visible "No Trespassing" signs at each secured exterior door. Vacant building owners are responsible for routine inspections to ensure the building remains secure and to prevent unauthorized access.
- (c) *Duty to Register*: A vacant building must be registered with the City of Fairbanks Building Department within ~~60~~30 days of meeting the vacant building threshold established in Sec. 10-207 (a). The vacant building registry will be maintained by the Building Department. Information on the registry is confidential and not intended for public release. Registering the building does not remove the owner(s)' duty to secure. **The property owner may grant the Fairbanks Police Department (FPD) access to the building for the duration of the vacancy and allow the Police to trespass unauthorized people on the property owner's behalf. Granting the FPD access, does not remove the owner(s)' duty to secure or make the FPD liable for damages that occur at the property.** The building owner(s) may apply to the Building Department for removal from the registry when the building is no longer vacant.

At a minimum, the registration will consist of the following information:

1. Vacant building address;
2. Owner(s)' full name;
3. Owner(s)' contact information; and
4. Period of time the building is expected to remain vacant; **and**
5. **Option to grant FPD access to property.**

The owner of the vacant building shall pay an annual registration fee as follows:

1. **No cost**~~\$100~~ for the first year;
2. \$250 for the second year; and
3. \$500 for every subsequent year.

- (d) *Remedies*: Property owners are responsible for registering and securing vacant buildings. **If the City identifies a vacant property that has not been registered, the City will notify the owner of the property by posting a notice of the violation in a conspicuous location on the property and providing the notice to the owner by hand delivery, mail, or electronically. The property owner will have 6030 days to register the property. After 6030 days,** Owners failing to register vacant buildings will be charged \$10 per day. Owners failing to adequately secure vacant buildings within ten business days of registration or notice of violation for not securing a vacant building will accrue civil penalties in the amount of \$300 per business day. After ~~60~~30 days the City may secure the vacant building at the owners' expense. The City Council may place a lien on a property for any unpaid civil penalties and/or

expenses resulting from securing the vacant building.


- (e) The building owner(s) may appeal any decision regarding this section of code to the mayor or mayor's designee. The property owner may further appeal any decision regarding this section of code to the City Council.
- (f) The mayor or mayor's designee may waive any fees or fines associated with this section of code.

**SECTION 2.** The effective date of this ordinance is six days after adoption.

  
\_\_\_\_\_  
David Pruhs, Mayor

AYES: Cleworth, Marney, Ringstad, Sprinkle, Therrien, Tidwell  
NAYS: None  
ABSENT: None  
ADOPTED: June 9, 2025

ATTEST:

  
\_\_\_\_\_  
D. Danyielle Snider, MMC, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Thomas A. Chard II, City Attorney



**CITY OF FAIRBANKS**  
**FISCAL NOTE**

**I. REQUEST:**

Ordinance or Resolution No: 6283

Abbreviated Title: ORDINANCE VACANT BUILDINGS REGISTRATION AND FINES

Department(s): GENERAL

Does the adoption of this ordinance or resolution authorize:

1) additional costs beyond the current adopted budget? Yes \_\_\_\_\_ No x

2) additional support or maintenance costs? Yes \_\_\_\_\_ No x

If yes, what is the estimate? see below

3) additional positions beyond the current adopted budget? Yes \_\_\_\_\_ No x

If yes, how many positions? \_\_\_\_\_

If yes, type of positions? \_\_\_\_\_ (F - Full Time, P - Part Time, T - Temporary)

**II. FINANCIAL DETAIL:**

| PROJECTS:              | TOTAL        |
|------------------------|--------------|
|                        |              |
|                        |              |
|                        |              |
|                        |              |
|                        |              |
|                        |              |
|                        |              |
| <b>TOTAL</b>           | <b>\$ -</b>  |
|                        |              |
| <b>FUNDING SOURCE:</b> | <b>TOTAL</b> |
|                        |              |
|                        |              |
|                        |              |
| <b>TOTAL</b>           | <b>\$ -</b>  |

The property owner of a vacant building will be required to pay an annual fee of \$250 for the second year and \$500 for every subsequent year. A property owner that fails to register may be subject to fines in the amount of \$10 per day for an annual total of \$3,350. A property owner that fails to secure the property may be subject to civil penalties in the amount of \$300 per business day for a 30-day total of \$6,600.

Reviewed by Finance Department: Initial mb Date 6/5/2025