

**Office of the County Auditor**  
**Auditor's Analysis**

**Council Bill No. 88-2021**

Introduced: November 1, 2021

Auditor: Michael A. Martin

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Fiscal Impact:

The fiscal impact of this legislation cannot be determined at this time. The Department of Planning and Zoning (DPZ) has indicated it does not know how many complaints resulting from this legislation might require action from its staff.

Purpose:

This legislation would prevent the demolition by neglect of historic sites or historic structures by prohibiting the owners of those properties from willfully failing to maintain or repair them. It would also allow for a waiver for those property owners who can demonstrate that such an opportunity to cure would represent a financial hardship.

Other Comments:

The DPZ has provided the following information related to this proposed legislation:

- Consistent with other code enforcement violations in the County Code, monitoring and compliance associated with this legislation will be entirely complaint-driven.
- The DPZ has not yet determined how a financial hardship waiver, which may be provided by a property owner as evidence of undue financial hardship, may be evaluated. However, it expects the Office of Law or Department of Finance may be able to provide appropriate evaluation guidance.
- The provisions allowing a violator to request a hearing within 30 days of their notice of violation may result in additional Historic Preservation Commission meetings outside of the normally scheduled monthly meetings. These hearings may also result in additional responsibilities for Commission staff members and County employees that worked on the associated violations.