

# DEMO BY NEGLECT PROCEDURE

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October 18, 1999; revised January 14, 2003; revised April 20, 2021

*Applicable to properties in Historic Overlay Districts and for Raleigh Historic Landmarks.*

1. A deteriorated property is identified by:
  - a. Neighborhood association; or
  - b. A citizen.
2. Demolition by Neglect “advice” letter is sent to property owners by:
  - a. Neighborhood; or
  - b. RHDC at the request of a citizen (as approved by the Commission).
3. Condition of property is monitored by:
  - c. Neighborhood; or
  - d. RHDC commissioner.
4. If no repairs are made within 6 months the matter is forwarded to the RHDC when:
  - a. Neighborhood association notifies RHDC of the matter and includes a copy of dated “advice” letter; or
  - b. RHDC commissioner alerts staff.
5. RHDC makes evaluation of conditions (applying standards listed in ordinance), based upon available resources.
6. RHDC makes a determination regarding demolition by neglect.
7. RHDC advises neighborhood association or individual of its determination.
8. If the determination is that the property is undergoing demolition by neglect RHDC prepares petition and submits to Housing and Neighborhoods Department to initiate case.

NOTE: The RHDC has limited resources and cases will be scheduled on a case by case basis as resources are available.

# DEMO BY NEGLECT STANDARDS

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## Raleigh Unified Development Ordinance, Article 11.8

The exterior features of any building or structure (including walls, fences, light fixtures, steps, pavement, paths, or any other appurtenant feature), or any type of outdoor advertising sign either designated as a Historic Landmark or found to be a contributing resource to the Historic Overlay District shall be preserved by the property owner or other person who may have interest, legal possession, custody, and/or control of the property against decay and deterioration and kept free from structural defects. The owner, or other person having such legal possession, custody, and control, shall upon written request by the City, repair such exterior features if they are found to be deteriorating, or if their condition is contributing to deterioration, including but not limited to any of the following defects (11.8.5.A.):

1. Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.
2. Deterioration of flooring or floor supports, roofs, or other horizontal members that causes leaning, sagging, splitting, listing, or buckling.
3. Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling.
4. Deterioration or crumbling of exterior plasters or mortars.
5. Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.
6. Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.
7. Rotting, holes, and other forms of decay.
8. Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling.
9. Heaving, subsidence, or cracking of sidewalks, steps, or pathways.
10. Deterioration of fences, gates, and accessory structures.
11. Deterioration that has a detrimental effect upon the special character of the district as a whole or the unique attributes and character of the Historic Landmark.
12. Deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property.