



Notice of Hearing Regarding Dilapidated Structure Frequently Asked Questions

Why am I getting this Notice of Hearing?

City of Ada Inspectors have inspected the exterior of the structure(s) and found evidence that indicates the structure(s) meets one or more of the criteria of a dilapidated structure as defined by 11 O.S. § 22-112, paragraph C.1.

What will happen at the hearing?

You will have the opportunity to provide information and/or evidence disputing the findings of the inspectors. The Code Enforcement Official after hearing all information and reviewing any evidence presented will make a final determination of whether the property is dilapidated.

What happens if I don't come to the hearing?

If you fail to appear at the hearing or contact Code Enforcement prior to the hearing date, the Code Enforcement Official will find the structure dilapidated and the City of Ada will proceed with the dilapidated proceedings and subsequent

Can I appeal the Code Enforcement Official's findings?

You have the right to appeal the Hearing Official's findings to the Ada City Council by filing written notice with the Ada City Clerk within ten (10) days from the date of the Findings and Order.

What are my options if property is found dilapidated?

You may consent to the City of Ada demolishing the dilapidated structure.

- You will be asked to sign an Owner's Consent to Demolition of Dilapidated Structure(s) form.
- The City of Ada will then demolish the dilapidated structure and file a lien on the property for the cost of the demolition and associated administrative costs.

You may demolish the dilapidated structure yourself.

- You will be given 10 days from the date of the hearing to obtain a Demolition Permit and 30 days to complete the demolition of the dilapidated structure.
- Failure to complete the demolition in the time prescribed will result in the City of Ada demolishing the dilapidated structure and filing a lien on the property for the cost of the demolition and associated administrative costs.

You may in special situations remodel the dilapidated structure.

- You will be given 10 days from the date of the hearing to obtain a Remodel Permit. The Permit will expire 30 days from issuance.
- Two 30-day extensions may be granted by if it is determined by the Building Official that progressive and continual work has been made toward the completion of the work, or circumstances out of your control have prevented the completion of the remodel.
- Failure to complete the remodel in the prescribed time will result in the City of Ada demolishing the dilapidated structure and filing a lien on the property for the cost of the demolition and associated administrative costs.

Important Note: Accessory Structures

It is in violation of City of Ada ordinance §58-446 for an accessory structure to be located on a residential lot that does not contain a main dwelling. Therefore, if a main dwelling is found dilapidated and ordered demolished any accessory structure present on the lot will also need to be demolished. Accessory structures include sheds, garages, carports, shelters, etc.

For additional questions please contact Community Development at 580-436-6300 Ext 237