



## BLIGHTED PROPERTIES

### *Do you know Fairfax County's rules for Blighted Properties?*

#### **What is the definition of a Blighted Property?**

"Blighted property" means any individual commercial, industrial, or residential structure or improvement that endangers the public's health, safety, or welfare because the structure or improvement on the property is dilapidated, deteriorated, or violates minimum health and safety standards, or the structure or improvement was previously designated as blighted pursuant to Virginia Code Ann. §36-49.1:1, under the process for determination of "spot blight."

#### **Criteria for evaluating potentially blighted properties:**

- State of significant disrepair, as evidenced by violations of the Virginia Property Maintenance Code (VPMC) or Virginia Statewide Fire Prevention Code
- Multiple violations of the VPMC, such that the property is unsafe
- Source of criminal activity
- Known safety hazards evidenced by violations of Chapter 46 of the County Code, the Public Facilities Manual, or other applicable codes

#### **What is the Blight Abatement Program?**

If the property owner does not remove the blight or present an acceptable plan to cure the blight within a reasonable period of time after being notified, the county can declare, by ordinance, the property as a nuisance and compel the abatement of the nuisance. If the owner fails to abate the nuisance, the county may do so, then charge and collect the cost thereof from the owner of the property in any manner provided by law for the collection of state or local taxes.

### **To report a possible violation OR for more information contact:**



Fairfax County Department of Code Compliance  
12055 Government Center Parkway, Fairfax, VA 22035  
Phone: 703-324-1300, TTY 711  
Web: [www.fairfaxcounty.gov/code](http://www.fairfaxcounty.gov/code)



To request this information in an alternate format, call the Department of Code Compliance, 703-324-1300. TTY 711.

This Fairfax County, Va. publication (January 2024) summarizes a few regulations. See relevant codes for specific requirements.