

Potential uses or rehabilitation efforts for abandoned properties

- Community gardens
- Commercial use of the Property
- Greenscape
- Use of an existing structure to house a municipal service
- Securing the premises in order to dissuade and decrease crime
- Any effort made should take into consideration local circumstances and municipal codes relevant to your area



A community garden on a vacant lot in Massachusetts

Always take into consideration local laws and ordinances.

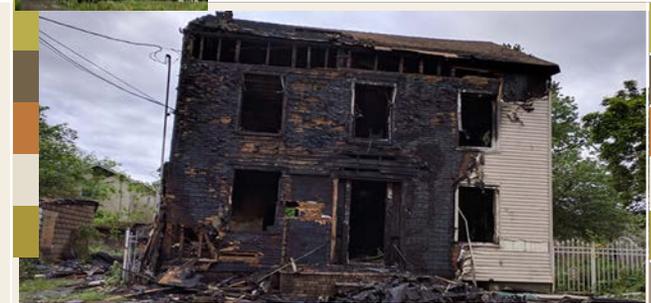
Get the Facts

- Abandoned property can lower nearby property value by as much as 8.7% in some cases
- One study found that crime rates on blocks with abandoned property were twice as high as rates on blocks with no abandoned property
- Abandoned property costs its municipality through delinquent tax payments, further costing the general public
- Often times the property could be reused or rehabilitated
- Abandoned properties are more likely to be targets of arson and or vandalism
- Demolition of an abandoned structure is expensive and has a larger carbon footprint, but in some cases it is necessary in order to reuse the property

For more information and the full list of sources:
www.bit.ly/propertync
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Abandoned Property and How it Impacts You



What is Abandoned Property?

There are many definitions of what constitutes abandoned property varying from city to city but generally speaking it is property that the owner has relinquished all rights to as evidenced by an extended and protracted period of disuse, deterioration, tax-delinquency, or the additional abandonment of possessions on the property (ie: Old, rusted out, weed ridden cars).

It is never safe to assume a property is legally abandoned unless it is known that the owner of the property has relinquished all rights to it or it is public knowledge.

Look Around

Oftentimes, the issue of abandoned property is overlooked relative to its prevalence in our society. If you were to drive around your town and keep an eye out, chances are you would at some point see an abandoned property. There are of course areas with higher rates of property abandonment, but the issue is present to some degree in nearly every city.

The first step in addressing any issue is to understand it, and in order to properly understand the issue of abandoned property in your area, local properties will likely be your most relevant resource.

Why it Matters

Abandoned property has a substantial impact on crime, with one study in Austin, Texas finding that “41 percent of abandoned properties could be entered without the use of force.

Of those that could be entered easily, 83 percent showed evidence of illegal use by prostitutes, drug dealers, property criminals, and others”

Not only this, but abandoned property has been shown to decrease property values depending on how long they have been abandoned.

Many abandoned properties are eyesores as well as environmental hazards. Many Commercial and Industrial properties can leave contaminants that will leak into the environment over time.

Addressing the Issue

There are many possible routes to returning a property to productivity, but many begin with local officials determining the status of the property. If a property is deemed abandoned, community projects or beautification projects are great potential uses of the land. If any structure is still safe and sound to use, then a civil service such as a library or even a small commercial business could benefit the surrounding community.

Demonstrated Success

One study from 1999 to 2013 in Philadelphia, Pennsylvania, found a “statistically significant 39 percent fewer firearm assaults at or near abandoned buildings after they had been remediated”. Some projects undertaken on abandoned property can also provide an economic stimulus to the local community

The Economic Burden

“Over one year, an abandoned property will result in, on average, an increase in crime costs of \$14,000”

The rehabilitation or reuse of any abandoned property can also cost a bit of capital, that is why it is beneficial to try and prevent property from becoming abandoned in the first place.

Sources

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