

TITLE 10: LOCAL LAWS
DIVISION 3: THIRD SENATORIAL DISTRICT (SAIPAN, ETC.)

§ 30509. Boarding of Vacant Buildings or Dwellings.

(a) It is declared unlawful and a public nuisance for any owner of any property within the island of Saipan to maintain such property or permit such property to be maintained in such manner that any one or more of the conditions described in the following subsections are found to exist:

(1) Any vacant and unoccupied buildings of which doors, windows, or other openings are broken or missing, so as to allow access to the interior.

(2) Any vacant and unoccupied building of which doors, windows, or other openings are secured by boarding for a period exceeding six months with the exception of historic buildings that have an approved “mothball” status.

(b) Additional time period extensions beyond the initial six months boarding of a building may be approved by the Administrator.

(c) When a building or structure is unoccupied and is unsafe because it is vacant, unguarded and open at doors or windows, or otherwise provides access to the interior, the Administrator may approve the temporary securing of the building or structure. Materials or methods for securing the building or structure shall be as follows:

(1) Windows and doors shall be repaired or replaced, closed, and locked to prevent unauthorized entry. Other openings shall be sealed with solid sheathing, securely nailed in place, and painted a similar color as the main structure; or

(2) The Administrator may approve alternatives to the above method, provided that the alternatives are equivalent to the above in strength.

(d) Boarding may be for a period of three years if approved for a mothballing certificate of appropriateness, with any extensions that may be granted through a subsequent certificate of appropriateness. Property owners of non-emergency condemned properties that are locally designated or listed on the National Register of Historic Places shall be notified of the option to mothball their building and be given 60 days to respond. The Commonwealth will hold in abeyance enforcement or corrective measures until that period expires.

Source: SLL 20-25 § 2 (June 14, 2018), modified.

Commission Comment: The Commission capitalized the section title pursuant to 1 CMC § 3806(f). The Commission struck figures that were merely repetitions of written words in (a)–(c) pursuant to 1 CMC § 3806(e). The Commission inserted a comma after “closed” and after “place” in (c)(1); and changed “sixty (60)” to “60” in (c)(2) pursuant to 1 CMC § 3806(g). The Commission numbered (d) pursuant to 1 CMC § 3806(a).