

ABATEMENT OF DANGEROUS OR NUISANCE BUILDINGS

POLICY:

It is the policy of the Omaha Police Department (OPD) to identify dangerous or nuisance buildings and take action to abate the nuisance in collaboration with the City of Omaha Planning Department and the Parks, Recreation, and Public Property Department.

PROCEDURE:

I. Identification

- A. Either through personal observation or when requested by the Planning Department or the Parks, Recreation, and Public Property Department, OPD officers will:
 - 1. Identify buildings or structures that are believed to be a nuisance, as prescribed by the Omaha Municipal Code, Section 18-3. This ordinance designates smells, items, structural conditions, hazards, pollutants, noises, and other conditions and/or characteristics as nuisances.
 - 2. Identify structures that are believed to be unsafe or unfit for human occupancy, as prescribed by the Omaha Municipal Code, Section 48-71. This ordinance describes conditions and/or characteristics that make a structure unsafe or unfit for human occupancy.
 - 3. Investigate and gather facts that help establish probable cause and justify a finding that a building is either unsafe, unfit for human occupancy or a nuisance. The report of investigation may include crime and/or information reports, inter-departmental memos, photographs, and/or videotape recordings.
 - 4. Forward a copy of the investigation to the Nuisance Task Force to initiate the abatement process.

II. Reporting

- A. The Nuisance Task Force will:
 - 1. Assemble a case file for all reports concerning a specific property.
 - 2. Forward a copy of the completed case file as prescribed below and request the applicable City Department complete the investigation and address any violations per City Ordinance.
 - a. Nuisance, Occupancy, or Building Code violations will be forwarded to the Planning Department, Housing and Community Development Division.
 - b. Weeds and Litter issues will be forwarded to the Parks, Recreation, and Public Property Department.
 - 3. Coordinate any law enforcement support to enforce applicable City Ordinances as requested by a City Department.

REFERENCES:

I. Omaha Municipal Code

- A. Omaha Municipal Codes 18-8, 18-3, and 48-71 are relevant to this policy.

II. Previous General Orders

- A. Previous OPD General Orders include #36-99 and 6-14.