

## Vacant Building Overview

The City of Kenosha is concerned about vacant buildings that have become dangerous, unsafe, or are in a state of disrepair. Buildings that are vacant may cause neighborhood deterioration, instability and if not properly secured attract vagrants and criminals. They also create an attractive environment for graffiti, dumping of trash and vandalism.

[\(LINK TO FILING A VACANT BUILDING COMPLAINT\)](#)

### Vacant Building Permit

A vacant building permit is required for any property, commercial or residential, that has been confirmed vacant by the Department for 180 days.

[\(LINK TO APPLICATION FOR VACANT BUILDING PERMIT #CDI154\)](#)

[\(LINK TO ADDITIONAL PERMIT REQUIREMENTS/INFORMATION\)](#)

### Certificate of Occupancy

Separate from a vacant building permit, a Certificate of Occupancy is required if the property has been vacant for 90 days with an outstanding order to repair.

[\(LINK TO APPLICATION FOR RESIDENTIAL CERTIFICATE OF OCCUPANCY #CDI147\)](#)

[\(LINK TO APPLICATION FOR COMMERCIAL CERTIFICATE OF OCCUPANCY #CDI149\)](#)

[\(LINK TO ADDITIONAL OCCUPANCY REQUIREMENTS/INFORMATION\)](#)

## Vacant Building vs Certificate of Occupancy

	<b>Vacant Building Permit</b>	<b>Certificate of Occupancy</b>	
		<i>Commercial</i>	<i>Residential</i>
<b><i>When is it required?</i></b>	Required if vacant for 180 days	Required prior to occupancy with a change in ownership or new business	Required prior to occupancy, if vacant with active orders for 90 days
<b><i>How much does it cost?</i></b>	Annual & renewal permit fee: \$360 Commercial \$100 Residential	One-Time Fee: \$180 for Commercial	One-Time Fee: \$120 per <b>each residential unit</b> IE The cost for a four (4) unit multifamily building is \$480.
<b><i>Is it transferable to a new owner?</i></b>	Non-transferable	Non-transferable	Non-transferable
<b><i>Building permit restrictions?</i></b>	Building permits may be issued at any time	Application for Certificate of Occupancy is required before any building permits can be issued	Application for Certificate of Occupancy is required before any building permits can be issued for (excluding vacant building permit)
<b><i>What inspections are required?</i></b>	Annual interior inspection for major safety violations and exterior inspection for all code violations	Interior inspection by the Building Division, Fire Department and exterior inspection by the Property Maintenance Division	Interior inspection by the Property Maintenance Division and inspections on all applicable building permits by the Building Division
<b><i>When is my permit finalized or Occupancy approved?</i></b>	Final permit issuance upon completion of inspection and necessary repairs	Occupancy issued upon final inspection approval including the completion of <b>all</b> required repairs	