

7887

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I N   A S S E M B L Y

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Introduced by M. of A. PAULIN, HENNESSEY, MARKEY, ABINANTI, OTIS --  
Multi-Sponsored by -- M. of A. JACOBS, ROBERTS, ROBINSON -- read once  
and referred to the Committee on Judiciary

AN ACT to amend the New York state urban development corporation act and  
the eminent domain procedure law, in relation to blighted property and  
blighted areas; and to repeal certain provisions of the New York state  
urban development corporation act relating thereto

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEM-  
BLY, DO ENACT AS FOLLOWS:

1     Section 1. Section 2 of section 1 of chapter 174 of the laws of 1968,  
2     constituting the New York state urban development corporation act, the  
3     ninth undesignated paragraph as added by chapter 280 of the laws of 1984  
4     and the tenth undesignated paragraph as amended by chapter 747 of the  
5     laws of 2005, is amended to read as follows:  
6     S 2. Statement of legislative findings and purposes. It is hereby  
7     found and declared that there exists in [urban] SOME areas of this state  
8     a condition of substantial and persistent unemployment and underemploy-  
9     ment which causes hardship to many individuals and families, wastes  
10    vital human resources, increases the public assistance burdens of the  
11    state and municipalities, impairs the security of family life, contrib-  
12    utes to the growth of crime and delinquency, prevents many of our youth  
13    from finishing their [educations] EDUCATION, impedes the economic and  
14    physical development of municipalities and adversely affects the welfare  
15    and prosperity of all the people of the state. [Many existing indus-  
16    trial, manufacturing and commercial facilities in such urban areas are  
17    obsolete and inefficient, dilapidated, and without adequate mass trans-  
18    portation facilities and public services. Many of such facilities are  
19    underutilized or in the process of being vacated, creating additional  
20    unemployment. Technological advances and the provision of modern, effi-  
21    cient facilities in other states will speed the obsolescence and aban-  
22    donment of existing facilities causing serious injury to the economy of  
23    the state. Many existing and planned industrial, manufacturing and  
24    commercial facilities are, moreover, far from or not easily accessible  
25    to the places of residence of substantial numbers of unemployed persons.

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets  
[ ] is old law to be omitted.

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1 As a result, problems of chronic unemployment are not being alleviated  
2 but are aggravated. New industrial, manufacturing and commercial facili-  
3 ties are required to attract and house new industries and thereby to  
4 reduce the hazards of unemployment. The unaided efforts of private  
5 enterprise have not met and cannot meet the needs of providing such  
6 facilities due to problems encountered in assembling suitable building  
7 sites]

8 IT IS FURTHER FOUND AND DECLARED THAT THE UNAIDED EFFORTS OF PRIVATE  
9 INDUSTRIAL, MANUFACTURING AND COMMERCIAL BUSINESSES ARE NEGATIVELY  
10 AFFECTED BY AGING AND INEFFICIENT FACILITIES, DIFFICULTIES IN FINDING  
11 SUITABLE BUILDING SITES FOR NEW FACILITIES, lack of adequate public  
12 services, the unavailability of private capital for development [in such  
13 urban areas], and the inability of private enterprise alone to plan[,]  
14 AND finance DEVELOPMENT and TO coordinate [industrial and commercial  
15 development] SUCH DEVELOPMENT with [residential developments for persons  
16 and families of low income and with] AFFORDABLE HOUSING DEVELOPMENT,  
17 COMMUNITY DEVELOPMENT PROGRAMS, public services and mass transportation  
18 facilities.

19 It is further found and declared that there exist in many munici-  
20 palities within this state [residential, nonresidential, commercial,  
21 industrial or vacant areas, and combinations thereof, which are slum or  
22 blighted, or which are becoming slum or blighted areas because of  
23 substandard, insanitary, deteriorated or deteriorating conditions,  
24 including obsolete and dilapidated buildings and structures, defective  
25 construction, outmoded design, lack of proper sanitary facilities or  
26 adequate fire or safety protection, excessive land coverage, insuffi-  
27 cient light and ventilation, excessive population density, illegal uses  
28 and conversions, inadequate maintenance, buildings abandoned or not  
29 utilized in whole or substantial part, obsolete systems of utilities,  
30 poorly or improperly designed street patterns and intersections, inade-  
31 quate access to areas, traffic congestion hazardous to the public safe-  
32 ty, lack of suitable off-street parking, inadequate loading and unload-  
33 ing facilities, impractical street widths, sizes and shapes, blocks and  
34 lots of irregular form, shape or insufficient size, width or depth,  
35 unsuitable topography, subsoil or other physical conditions, all of]  
36 BLIGHTED PROPERTIES AND BLIGHTED AREAS, WHICH ARE CHARACTERIZED BY PREM-  
37 ISES UNFIT FOR HUMAN HABITATION AND DANGEROUS TO LIFE AND PROPERTY, AND  
38 which hamper or impede proper and economic development of such areas and  
39 which impair or arrest the sound growth of the area, community or muni-  
40 cipality, and the state as a whole.

41 It is further found and declared that there is a serious need through-  
42 out the state for adequate educational, recreational, cultural and other  
43 community facilities, the lack of which threatens and adversely affects  
44 the health, safety[, morals] and welfare of the people of the state.

45 It is further found and declared that there continues to exist  
46 throughout the state a seriously inadequate supply of [safe and sani-  
47 tary] ACCEPTABLE dwelling accommodations for persons and families of low  
48 income. This condition is contrary to the public interest and threatens  
49 the health, safety, welfare, comfort and security of the people of the  
50 state. The ordinary operations of private enterprise cannot provide an  
51 adequate supply of safe and sanitary dwelling accommodations [at  
52 rentals] which persons and families of low income can afford.

53 It is hereby declared to be the policy of the state to promote a  
54 vigorous and growing economy, to prevent economic stagnation and to  
55 encourage the creation of new job opportunities in order to protect  
56 against the hazards of unemployment, reduce the level of public assist-

1   ance to now indigent individuals and families, increase revenues to the  
2   state and to its municipalities and to achieve stable and diversified  
3   local economies. In furtherance of these goals, it is the policy of the  
4   state to retain existing industries and to attract new industries  
5   through the acquisition, construction, FINANCING, reconstruction and  
6   rehabilitation of industrial and manufacturing plants and commercial  
7   facilities, and to develop sites for new industrial and commercial  
8   building. It is further declared to be the policy of the state to  
9   promote the development of such plants and facilities, reasonably acces-  
10   sible to residential facilities, in those areas where substantial unem-  
11   ployment or underemployment exists, to the end that the industrial and  
12   commercial development [of our urban areas] will proceed in sound fash-  
13   ion and in coordination with development of housing, mass transportation  
14   and public services, and that job opportunities will be available in  
15   those areas where people lack jobs.

16   IT IS FURTHER FOUND AND DECLARED THAT THERE IS AN URGENT NEED TO  
17   PROTECT AND ENHANCE THE QUALITY OF THE NATURAL ENVIRONMENT, TO ENCOURAGE  
18   THE DEVELOPMENT AND EXPANSION OF EXISTING AND ALTERNATIVE SOURCES OF  
19   ENERGY AND THE CONSERVATION OF ENERGY, AND TO ABATE AND PREVENT THE  
20   GENERATION OF HAZARDOUS WASTE, TOXIC BY-PRODUCTS, AND OTHER TYPES OF  
21   ENVIRONMENTAL POLLUTION.

22   It is further declared to be the policy of the state to promote the  
23   safety, health[, morals] and welfare of the people of the state and to  
24   promote the sound growth and development of our municipalities through  
25   the [correction of such substandard, insanitary, blighted, deteriorated  
26   or deteriorating conditions, factors and characteristics by the clear-  
27   ance, replanning, reconstruction, redevelopment, rehabilitation, resto-  
28   ration or conservation of such areas,] REDEVELOPMENT OF BLIGHTED AREAS  
29   and [of areas reasonably accessible thereto] the undertaking of public  
30   and private improvement programs [related thereto], including the  
31   provision of educational, recreational and cultural facilities, and the  
32   encouragement of participation in these programs by private enterprise.  
33   IN FURTHERANCE OF THESE GOALS, IT IS THE POLICY OF THE STATE TO ENGAGE  
34   AND EMPOWER THE PUBLIC THROUGH EDUCATIONAL PROGRAMS, COMMUNITY OUTREACH,  
35   AND AN OPEN AND INCLUSIVE REDEVELOPMENT PLANNING PROCESS; TO COORDINATE  
36   REDEVELOPMENT PROJECTS AND IMPROVEMENT PROGRAMS WITH LOCAL GOVERNMENT  
37   PLANNING GOALS; TO RESPECT COMMUNITIES' EXISTING SOCIAL AND CULTURAL  
38   FABRIC AND TO LIMIT RESIDENTIAL AND BUSINESS DISPLACEMENT TO THE MAXIMUM  
39   EXTENT POSSIBLE; TO REUSE EXISTING RESOURCES AND INFRASTRUCTURE AND  
40   RECYCLE MATERIALS AND STRUCTURES; TO ENCOURAGE ENERGY EFFICIENCY AND  
41   SUSTAINABLE BUILDING; TO CONSERVE UNDEVELOPED LAND AND ENCOURAGE INFILL  
42   AND BROWNFIELD DEVELOPMENT; TO IMPROVE OR RESTORE NATURAL SYSTEMS SUCH  
43   AS STREAMBEDS, DRAINAGE COURSES, WETLANDS, RIVERS, AND OTHER ECOLOGICAL  
44   FEATURES, AND TO ENCOURAGE THE CREATION OF PUBLICLY AVAILABLE OPEN SPAC-  
45   ES; TO ENSURE THAT ENVIRONMENTAL POLLUTION DOES NOT DISPARATELY AFFECT  
46   AREAS WITH A SUBSTANTIAL NUMBER OF MINORITY OR LOW INCOME HOUSEHOLDS; TO  
47   INCORPORATE CULTURAL RESOURCES AND LANDSCAPES INTO PROJECT DESIGNS BY  
48   PRESERVING AND REHABILITATING BUILDINGS WITH CULTURAL, HISTORICAL OR  
49   ARCHITECTURAL SIGNIFICANCE, ENCOURAGING ADAPTIVE REUSE AS AN ALTERNATIVE  
50   TO DEMOLITION AND NEW CONSTRUCTION, AND ENCOURAGING COMPATIBLE DESIGN OF  
51   NEW CONSTRUCTION; TO ENCOURAGE THE RETENTION AND CONSTRUCTION OF AFFORD-  
52   ABLE HOUSING THROUGH INCENTIVES, LOANS, AND OTHER PROGRAMS; TO ENCOURAGE  
53   DEVELOPMENT THAT IS ACCESSIBLE AND INVITING TO PEDESTRIANS, BICYCLISTS  
54   AND TRANSIT USERS, AND TO DISCOURAGE DEVELOPMENT THAT IS RELIANT ON  
55   PERSONAL AUTOMOBILE TRANSPORTATION; TO INCREASE OPPORTUNITIES FOR  
56   PRIVATE ENTERPRISE, ESPECIALLY FOR SMALL BUSINESSES, LOCAL BUSINESSES,

1 AND BUSINESSES OWNED BY MINORITIES AND WOMEN, THROUGH PROCEDURES THAT  
2 ARE FAIR, OPEN, EQUITABLE, TRANSPARENT, AND DEMONSTRATED TO BE THE BEST  
3 CHOICE FOR THE PUBLIC INTEREST; TO PROVIDE SUFFICIENT SAFEGUARDS AND  
4 PROTECTIONS IN THE EVENT THAT PRIVATE DEVELOPERS WITHDRAW FROM PARTIC-  
5 IPATION IN A REDEVELOPMENT PROJECT OR IMPROVEMENT PROGRAM; TO INCREASE  
6 EMPLOYMENT OPPORTUNITIES FOR LOCAL RESIDENTS, ESPECIALLY LOW INCOME  
7 RESIDENTS, AND PERSONS WITH OTHER BARRIERS TO EMPLOYMENT, THROUGH JOB  
8 TRAINING, LOCAL HIRING AND OTHER ASSISTANCE PROGRAMS; AND TO ENCOURAGE  
9 THE CREATION OF QUALITY JOBS.

10 It is further declared to be the policy of the state to promote the  
11 safety, health[, morals] and welfare of the people of the state through  
12 the provision of adequate, safe and sanitary dwelling accommodations and  
13 facilities incidental or appurtenant thereto for persons and families of  
14 low income.

15 For these purposes, there should be created a corporate governmental  
16 agency to be known as the "New York state urban development corporation"  
17 which, through issuance of bonds and notes to the private, investing  
18 public, by encouraging maximum participation by the private sector of  
19 the economy, including the sale or lease of the corporation's interest  
20 in projects at the earliest time deemed feasible, and through partic-  
21 ipation in programs undertaken by the state, its agencies and subdivi-  
22 sions, and by municipalities and the federal government, may provide or  
23 obtain the capital resources necessary to acquire, construct, recon-  
24 struct, rehabilitate or improve such industrial, manufacturing, commer-  
25 cial, educational, recreational and cultural facilities, and housing  
26 accommodations for persons and families of low income, and facilities  
27 incidental or appurtenant thereto, and to carry out the [clearance,  
28 replanning, reconstruction and rehabilitation of such substandard and  
29 insanitary] REDEVELOPMENT OF BLIGHTED areas.

30 It is further declared to be the policy of New York state to encourage  
31 the development of research and development facilities and high technol-  
32 ogy industrial incubator space at institutions of higher education  
33 located in this state and authorized to confer degrees by law or by the  
34 board of regents, or on lands in reasonable proximity to such insti-  
35 tutions provided that (i) in the case of research and development facil-  
36 ities such facilities are for the cooperative use of one or more such  
37 institutions and one or more business corporations, research consortia  
38 or other industrial organizations involved in research, development,  
39 demonstration, or other technologically oriented industrial activities;  
40 and (ii) in the case of high technology industrial incubator space, such  
41 space shall be for rental to business concerns which are in their form-  
42 ative stages and which are involved in high technology activities,  
43 including but not limited to business concerns initiated by students,  
44 employees of such institution, including faculty members and other  
45 persons or firms academically associated with such institution.

46 It is hereby declared that the acquisition, construction, FINANCING,  
47 reconstruction, rehabilitation or improvement of such industrial, manu-  
48 facturing and commercial facilities, and of such cultural, educational  
49 and recreational facilities including but not limited to facilities  
50 identified as projects and called for to implement a state designated  
51 heritage area management plan as provided in title G of the parks,  
52 recreation and historic preservation law; the [clearance, replanning,  
53 reconstruction and rehabilitation of such substandard and insanitary]  
54 REDEVELOPMENT OF BLIGHTED areas; and the provision of adequate, safe and  
55 sanitary housing accommodations for persons and families of low income  
56 and such facilities as may be incidental or appurtenant thereto are

public uses and public purposes for which public money may be loaned and private property may be acquired and tax exemption granted, and that the powers and duties of the New York state urban development corporation as hereinafter prescribed are necessary and proper for the purpose of achieving the ends here recited.

S 2. Subdivision 12 of section 3 of section 1 of chapter 174 of the laws of 1968, constituting the New York state urban development corporation act, is REPEALED and a new subdivision 12 is added to read as follows:

(12) "BLIGHTED PROPERTY OR BLIGHTED AREA". BLIGHTED PROPERTY OR BLIGHTED AREA MEANS PROPERTY THAT IS DECLARED BLIGHTED. (A) A SINGLE PROPERTY MAY BE DECLARED BLIGHTED IF IT MEETS ANY OF THE FOLLOWING CONDITIONS:

1. IS UNFIT FOR HUMAN HABITATION. THIS MEANS A PREMISE WHICH HAS IDENTIFIABLE CONDITIONS THAT ENDANGER THE LIFE, HEALTH AND SAFETY OF THE OWNERS, OCCUPANTS, OR THE PUBLIC. CONDITIONS RENDERING THE PROPERTY UNFIT FOR HUMAN HABITATION INCLUDE, BUT ARE NOT LIMITED TO, SUBSTANTIAL STRUCTURAL DEFECTS, DILAPIDATION OR DETERIORATIONS, VERMIN INFESTATION, LACK OF NECESSARY UTILITIES AND FIRE HAZARDS.

2. HAS DETERIORATED TO THE POINT WHERE SUCH PREMISES:

(A) IS STRUCTURALLY UNSOUND OR POSES AN IMMEDIATE THREAT TO LIFE OR OTHER PROPERTY, OR

(B) THE COST OF REHABILITATION SIGNIFICANTLY EXCEEDS THE POST-REHABILITATION MARKET VALUE; AND

3. THE OWNER FAILS TO REMEDY THE PROBLEMS WITHIN A REASONABLE TIME AFTER RECEIVING NOTICE OF VIOLATION BY THE APPROPRIATE GOVERNING BODY REQUIRING THE OWNER TO:

(A) REHABILITATE THE BUILDING TO CONFORM TO MINIMUM CODE HABITABILITY REQUIREMENTS; OR

(B) DEMOLISH THE BUILDING FOR HEALTH AND SAFETY REASONS.

4. IS AN ABANDONED PROPERTY. ABANDONED PROPERTY MEANS:

(A) UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQUENT FOR AT LEAST TWO YEARS; OR

(B) A BUILDING THAT:

(I) IS UNOCCUPIED BY THE OWNER OR TENANTS; AND

(II) IS UNFIT FOR HUMAN HABITATION; AND

(III) HAS DETERIORATED TO THE POINT WHERE:

A. THE BUILDING IS STRUCTURALLY UNSOUND OR POSES AN IMMEDIATE THREAT TO LIFE OR OTHER PROPERTY; OR

B. THE COST OF REHABILITATION SIGNIFICANTLY EXCEEDS THE POST-REHABILITATION MARKET VALUE; AND

C. THE OWNER IS UNKNOWN OR THE OWNER FAILS TO RESPOND WITHIN SIX MONTHS TO A VIOLATION NOTICE FROM THE APPROPRIATE GOVERNING BODY REQUIRING THE OWNER TO:

(1) REHABILITATE THE BUILDING TO CONFORM TO MINIMUM HABITABILITY REQUIREMENTS; OR

(2) DEMOLISH THE BUILDING FOR HEALTH AND SAFETY REASONS.

5. A VACANT LOT ON WHICH A BUILDING HAS BEEN DEMOLISHED AND FOR WHICH A MUNICIPAL LIEN FOR DEMOLITION COSTS REMAINS UNPAID FOR SIX MONTHS.

6. IS ENVIRONMENTALLY CONTAMINATED REQUIRING REMEDIATION FOR CURRENT OR FUTURE USE UNDER STATE OR FEDERAL LAW, IF THE OWNER FAILS TO ESTABLISH A PLAN TO REMEDY THE PROBLEM WITHIN SIX MONTHS OF RECEIVING NOTICE OF VIOLATION FROM THE APPROPRIATE GOVERNING BODY AND HAS TAKEN STEPS TO REMEDY THE VIOLATION.

7. BECAUSE OF CONDITION OR USE, IS REGARDED AS A PUBLIC NUISANCE OR AN ATTRACTIVE NUISANCE AT COMMON LAW OR HAS BEEN DECLARED A PUBLIC NUISANCE

1 OR AN ATTRACTIVE NUISANCE UNDER A NEW YORK STATUTE OR AN APPLICABLE  
2 MUNICIPAL CODE, AND THE OWNER FAILS TO ABATE THE NUISANCE WITHIN SIX  
3 MONTHS OF RECEIVING NOTICE OF VIOLATION FROM THE APPROPRIATE GOVERNING  
4 BODY.

5 8. DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE THAT MAKE THE FREE TRANS-  
6 FER OR ALIENATION OF THE PROPERTY IMPOSSIBLE.

7 9. THAT HAS TAX DELINQUENCIES EXCEEDING THE VALUE OF THE PROPERTY  
8 WHERE THE PROPERTY IS OCCUPIED OR UNOCCUPIED.

9 (B) PROPERTY SHALL IN NO CASE BE DECLARED BLIGHTED IF IT MEETS EITHER  
10 OF THE FOLLOWING CRITERIA:

11 1. VACANT AND UNIMPROVED PROPERTY LOCATED IN ANY RURAL OR SUBURBAN  
12 AREA WHICH IS NOT SERVED BY EXISTING UTILITIES.

13 2. PROPERTY WHICH SATISFIES THE DEFINITION OF "FARM WOODLAND", "LAND  
14 USED IN AGRICULTURAL PRODUCTION", "UNIQUE AND IRREPLACEABLE AGRICULTURAL  
15 LAND", OR "VIALE AGRICULTURAL LAND", AS THOSE TERMS ARE DEFINED IN  
16 SECTION THREE HUNDRED ONE OF THE AGRICULTURE AND MARKETS LAW.

17 (C) FOR PURPOSES OF THIS SUBDIVISION, A BUILDING CONTAINING MULTIPLE  
18 UNITS SHALL BE TREATED AS A SINGLE PROPERTY.

19 (D) FOR PURPOSES OF ACQUIRING MULTIPLE UNITS OF PROPERTY BY EMINENT  
20 DOMAIN, AN AREA MAY BE DECLARED BLIGHTED ONLY IF:

21 1. AN AREA IS LOCATED IN AN URBAN OR SUBURBAN AREA GENERALLY SERVED BY  
22 UTILITIES AND INFRASTRUCTURE; AND

23 2. SIXTY PERCENT OF THE INDIVIDUAL PARCELS IN THE AREA ARE DECLARED  
24 BLIGHTED UNDER PARAGRAPH (A) OF THIS SUBDIVISION AND REPRESENT A MAJORI-  
25 TY OF THE GEOGRAPHICAL AREA OF THE PROJECT.

26 (E) A CONDEMNOR MAY USE EMINENT DOMAIN TO ACQUIRE ANY UNIT OF PROPERTY  
27 WITHIN A BLIGHTED PROJECT AREA.

28 (F) PROPERTIES OWNED BY A DEVELOPER OR CONDEMNOR INVOLVED IN A REDE-  
29 VELOPMENT PROJECT MAY BE INCLUDED IN ANY BLIGHTED PROJECT AREA DETERMI-  
30 NATION.

31 (G) FOR PURPOSES OF THIS SUBDIVISION IF A DEVELOPER, CONDEMNOR OR  
32 AGENCY INVOLVED IN A REDEVELOPMENT PROJECT HAS CAUSED OR BROUGHT ABOUT  
33 BY ACTION OR INACTION OR MAINTAINED FOR MORE THAN SEVEN YEARS A CONDI-  
34 TION LISTED IN SUBPARAGRAPH ONE OF PARAGRAPH (A) OF THIS SUBDIVISION  
35 WITHIN THE PROPOSED PROJECT AREA, THAT CONDITION MAY NOT BE USED IN THE  
36 DETERMINATION OF BLIGHT.

37 (H) FOR PURPOSES OF THIS SUBDIVISION, IF PROPERTY LOCATED IN AN URBAN-  
38 IZED AREA GENERALLY SERVED BY MUNICIPAL INFRASTRUCTURE AND UTILITIES  
39 MEETS ONE OR MORE OF THE CONDITIONS LISTED IN SUBPARAGRAPH ONE OF PARA-  
40 GRAPH (A) OF THIS SUBDIVISION DUE TO FAILURE ON THE PART OF THE APPRO-  
41 PRIATE GOVERNING BODY TO PROVIDE NECESSARY UTILITY SERVICES AND/OR  
42 INFRASTRUCTURE, THAT CONDITION MAY NOT BE USED IN THE DETERMINATION OF  
43 BLIGHT.

44 (I) ANY DECLARATION MADE PURSUANT TO THIS SUBDIVISION SHALL BE VALID  
45 FOR A PERIOD OF UP TO TEN YEARS.

46 S 3. Section 10 of section 1 of chapter 174 of the laws of 1968,  
47 constituting the New York state urban development corporation act,  
48 subdivision (d) as amended by chapter 847 of the laws of 1971, subdivi-  
49 sions (e) and (f) as added and subdivisions (g) and (h) as relettered by  
50 chapter 839 of the laws of 1987, is amended to read as follows:

51 S 10. Findings of the corporation. Notwithstanding any other provision  
52 of this act, the corporation shall not be empowered to undertake the  
53 acquisition, construction, reconstruction, rehabilitation or improvement  
54 of a project unless the corporation finds:

55 (a) in the case of a residential project:

1 (1) That there exists, in the area in which the project is to be  
2 located, or in an area reasonably accessible to such area, a need for  
3 safe and sanitary housing accommodations for persons or families of low  
4 income, which the operations of private enterprise cannot provide;

5 (2) That the project has been approved as a project of a housing  
6 company pursuant to the provisions of the private housing finance law.

7 (b) in the case of an industrial project:

8 (1) That the area in which the project is to be located is [a  
9 substandard or insanitary area, or is in danger of becoming a substand-  
10 ard or insanitary area, wherein] FOUND TO BE BLIGHTED AND there exists a  
11 condition of substantial and persistent unemployment or underemployment;

12 (2) That the acquisition or construction and operation of such project  
13 will prevent, eliminate or reduce unemployment or underemployment in  
14 such area;

15 (3) That such project shall consist of a building or buildings which  
16 are suitable for manufacturing, warehousing or research or other indus-  
17 trial, business or commercial purposes[.];

18 (4) That adequate provision has been, or will be made for the payment  
19 of the cost of the acquisition, construction, operation, maintenance and  
20 upkeep of such project[.];

21 (5) That the acquisition and construction, proposed leasing, operation  
22 and use of such project will aid in the development, growth and prosper-  
23 ity of the state and the area in which such project is located;

24 (6) That the plans and specifications assure adequate light, air,  
25 sanitation and fire protection.

26 (c) in the case of a land use improvement project:

27 (1) That the area in which the project is to be located is [a  
28 substandard or insanitary area, or is in danger of becoming a substand-  
29 ard or insanitary area] FOUND TO BE BLIGHTED and tends to impair or  
30 arrest the sound growth and development of the municipality;

31 (2) That the project consists of a plan or undertaking for the clear-  
32 ance, replanning, reconstruction and rehabilitation of such area and for  
33 recreational and other facilities incidental or appurtenant thereto;

34 (3) That the plan or undertaking affords maximum opportunity for  
35 participation by private enterprise, consistent with the sound needs of  
36 the municipality as a whole.

37 (d) in the case of a civic project:

38 (1) That THE AREA IN WHICH THE PROJECT IS TO BE LOCATED IS A BLIGHTED  
39 AREA WHEREIN there exists [in the area in which the project is to be  
40 located,] a need for the educational, cultural, recreational, community,  
41 municipal, public service or other civic facility to be included in the  
42 project;

43 (2) That the project shall consist of a building or buildings or other  
44 facilities which are suitable for educational, cultural, recreational,  
45 community, municipal, public service or other civic purposes;

46 (3) That such project will be leased to or owned by the state or an  
47 agency or instrumentality thereof, a municipality or an agency or  
48 instrumentality thereof, a public corporation, or any other entity which  
49 is carrying out a community, municipal, public service or other civic  
50 purpose, and that adequate provision has been, or will be, made for the  
51 payment of the cost of acquisition, construction, operation, maintenance  
52 and upkeep of the project;

53 (4) That the plans and specifications assure or will assure adequate  
54 light, air, sanitation and fire protection.

55 (e) in the case of an industrial effectiveness project:

1 (1) That a feasibility study or productivity assessment exists demon-  
2 strating the potential for future profitability of the firm requesting  
3 financial assistance and such study or assessment has been reviewed and  
4 approved by the commissioner of economic development;

5 (2) That for loans to implement a corporate restructuring or turn-  
6 around plan, the management of the industrial firm requesting assistance  
7 is capable and the firm has a sound business development plan that  
8 includes measures to ensure labor and management cooperation and to  
9 effect changes required to continue as a successful business;

10 (3) That the requested financial assistance is not available from  
11 other public or private financing sources; and

12 (4) That the area in which the project is to be located is [a  
13 substandard or insanitary area, or is in danger of becoming a substand-  
14 ard or insanitary area, wherein] FOUND TO BE BLIGHTED AND there exists a  
15 condition of substantial and persistent unemployment or underemployment.

16 (f) in the case of a small and medium-sized business assistance  
17 project:

18 (1) That the area in which the project will be located is [a substand-  
19 ard or insanitary area, or is in danger of becoming a substandard or  
20 insanitary area, wherein] FOUND TO BE BLIGHTED AND there exists a condi-  
21 tion of substantial and persistent unemployment or underemployment;

22 (2) That the project demonstrates market, management and financial  
23 feasibility and has a clear likelihood of success;

24 (3) That the [industrial] firm provides at least a ten percent equity  
25 contribution and such contribution is not derived from other govern-  
26 mental sources;

27 (4) That the requested financial assistance is not available from  
28 other public or private financing sources on terms compatible with the  
29 successful completion of the project;

30 (5) That the project will not result in the relocation of any [indus-  
31 trial] firm from one municipality within the state to another munici-  
32 pality, OR IN THE ABANDONMENT OF ONE OR MORE OF THE FIRMS' PLANTS OR  
33 FACILITIES LOCATED WITHIN THE AREA, except under one of the following  
34 conditions: (i) when [an industrial] A firm is relocating within a muni-  
35 cipality with a population of at least one million where the governing  
36 body of such municipality approves such relocation; [or] (ii) the corpo-  
37 ration notifies each municipality from which such [industrial] firm will  
38 be relocated and each municipality agrees to such relocation; OR (III)  
39 THE CORPORATION SHALL DETERMINE ON THE BASIS OF THE APPLICATION BEFORE  
40 IT THAT THE PROJECT IS REASONABLY NECESSARY TO DISCOURAGE THE FIRM FROM  
41 RELOCATING TO A LOCATION OUTSIDE THE STATE AND TO PRESERVE THE COMPET-  
42 ITIVE POSITION OF THE FIRM WITHIN ITS RESPECTIVE INDUSTRY; and

43 (6) That the project is not for the purpose of refinancing any portion  
44 of the total project cost or other existing loans or debts of the  
45 project sponsor or owner.

46 (g) in the case of all projects, that [there is a feasible method for  
47 the relocation of families and individuals displaced from the project  
48 area into decent, safe and sanitary dwellings] THE DISPLACEMENT OF RESI-  
49 DENTS AND BUSINESSES IS LIMITED TO THE MAXIMUM EXTENT POSSIBLE, AND THAT  
50 ALL DISPLACED RESIDENTS AND BUSINESSES WILL BE AFFORDED ADEQUATE COMPEN-  
51 SATION AND/OR ASSISTANCE TO BE RELOCATED TO SUBSTANTIALLY COMPARABLE  
52 PROPERTIES, which are or will be [provided] LOCATED in the project area  
53 or in [other areas] AN AREA REASONABLY PROXIMATE TO THE PROJECT AREA AND  
54 not generally less desirable in regard to public utilities and public  
55 and commercial facilities, at SUBSTANTIALLY COMPARABLE rents or prices  
56 [within the financial means of such families or individuals], and



1 reasonably accessible to their places of DWELLING AND/OR employment.  
2 [Insofar as is feasible, the] THE corporation shall offer SUBSTANTIALLY  
3 COMPARABLE housing accommodations to [such families and individuals]  
4 DISPLACED RESIDENTS in [residential] projects [of the corporation] THAT  
5 INCLUDE A RESIDENTIAL COMPONENT, AND INsofar AS IS FEASIBLE, THE CORPO-  
6 RATION SHALL ASSIST IN FINDING SUBSTANTIALLY COMPARABLE INDUSTRIAL OR  
7 COMMERCIAL ACCOMMODATIONS TO DISPLACED BUSINESSES IN PROJECTS THAT  
8 INCLUDE AN INDUSTRIAL OR COMMERCIAL COMPONENT. The corporation may  
9 render to business and commercial tenants and [to families or other  
10 persons] displaced [from the project area,] RESIDENTS ANY OTHER such  
11 assistance as it may deem [necessary to enable them to relocate] APPRO-  
12 PRIATE.

13 (h) in the case of all projects, the corporation shall [state the  
14 basis for its findings.]:

15 (1) IN THE CASE OF A SINGLE PROPERTY, MAKE WRITTEN FINDINGS IDENTIFY-  
16 ING THE SPECIFIC CONDITIONS WHICH RENDER THE PROPERTY BLIGHTED UNDER  
17 SUBDIVISION TWELVE OF SECTION THREE OF THIS ACT;

18 (2) IN THE CASE OF MULTIPLE PROPERTIES OR PROJECT AREAS, MAKE WRITTEN  
19 FINDINGS DEMONSTRATING THAT THE REQUIREMENTS OF SUBDIVISION TWELVE OF  
20 SECTION THREE OF THIS ACT HAVE BEEN MET. IN ORDER TO DEMONSTRATE THAT  
21 SIXTY PERCENT OF THE PROPERTIES IN THE AREA ARE INDIVIDUALLY BLIGHTED  
22 AND COMPRISE A MAJORITY OF THE GEOGRAPHICAL AREA OF THE PROJECT, EACH  
23 BLIGHTED PROPERTY MUST BE IDENTIFIED AND THE SPECIFIC CONDITIONS RENDER-  
24 ING IT BLIGHTED UNDER SUBDIVISION TWELVE OF SECTION THREE OF THIS ACT  
25 MUST BE IDENTIFIED.

26 S 4. Section 103 of the eminent domain procedure law is amended by  
27 adding three new subdivisions (H), (I) and (J) to read as follows:

28 (H) "BLIGHTED PROPERTY OR BLIGHTED AREA". BLIGHTED PROPERTY OR BLIGHT-  
29 ED AREA MEANS PROPERTY THAT IS DECLARED BLIGHTED. (1) A SINGLE PROPERTY  
30 MAY BE DECLARED BLIGHTED IF IT MEETS ANY OF THE FOLLOWING CONDITIONS:

31 (A) IS UNFIT FOR HUMAN HABITATION. THIS MEANS A PREMISE WHICH HAS  
32 IDENTIFIABLE CONDITIONS THAT ENDANGER THE LIFE, HEALTH AND SAFETY OF THE  
33 OWNERS, OCCUPANTS, OR THE PUBLIC. CONDITIONS RENDERING THE PROPERTY  
34 UNFIT FOR HUMAN HABITATION INCLUDE, BUT ARE NOT LIMITED TO, SUBSTANTIAL  
35 STRUCTURAL DEFECTS, DILAPIDATION OR DETERIORATIONS, VERMIN INFESTATION,  
36 LACK OF NECESSARY UTILITIES AND FIRE HAZARDS.

37 (B) HAS DETERIORATED TO THE POINT WHERE SUCH PREMISES:

38 (I) IS STRUCTURALLY UNSOUND OR POSES AN IMMEDIATE THREAT TO LIFE OR  
39 OTHER PROPERTY, OR

40 (II) THE COST OF REHABILITATION SIGNIFICANTLY EXCEEDS THE POST-REHABI-  
41 LITATION MARKET VALUE; AND

42 (C) THE OWNER FAILS TO REMEDY THE PROBLEMS WITHIN A REASONABLE TIME  
43 AFTER RECEIVING NOTICE OF VIOLATION BY THE APPROPRIATE GOVERNING BODY  
44 REQUIRING THE OWNER TO:

45 (I) REHABILITATE THE BUILDING TO CONFORM TO MINIMUM CODE HABITABILITY  
46 REQUIREMENTS; OR

47 (II) DEMOLISH THE BUILDING FOR HEALTH AND SAFETY REASONS.

48 (D) IS AN ABANDONED PROPERTY. ABANDONED PROPERTY MEANS:

49 (I) UNOCCUPIED PROPERTY WHICH HAS BEEN TAX DELINQUENT FOR AT LEAST TWO  
50 YEARS; OR

51 (II) A BUILDING THAT:

52 1. IS UNOCCUPIED BY THE OWNER OR TENANTS; AND

53 2. IS UNFIT FOR HUMAN HABITATION; AND

54 3. HAS DETERIORATED TO THE POINT WHERE:

55 A. THE BUILDING IS STRUCTURALLY UNSOUND OR POSES AN IMMEDIATE THREAT  
56 TO LIFE OR OTHER PROPERTY; OR

1 B. THE COST OF REHABILITATION SIGNIFICANTLY EXCEEDS THE POST-REHABILI-  
2 TATION MARKET VALUE; AND

3 C. THE OWNER IS UNKNOWN OR THE OWNER FAILS TO RESPOND WITHIN SIX  
4 MONTHS TO A VIOLATION NOTICE FROM THE APPROPRIATE GOVERNING BODY REQUIR-  
5 ING THE OWNER TO:

6 (1) REHABILITATE THE BUILDING TO CONFORM TO MINIMUM HABITABILITY  
7 REQUIREMENTS; OR

8 (2) DEMOLISH THE BUILDING FOR HEALTH AND SAFETY REASONS.

9 (E) A VACANT LOT ON WHICH A BUILDING HAS BEEN DEMOLISHED AND FOR WHICH  
10 A MUNICIPAL LIEN FOR DEMOLITION COSTS REMAINS UNPAID FOR SIX MONTHS.

11 (F) IS ENVIRONMENTALLY CONTAMINATED REQUIRING REMEDIATION FOR CURRENT  
12 OR FUTURE USE UNDER STATE OR FEDERAL LAW, IF THE OWNER FAILS TO ESTAB-  
13 LISH A PLAN TO REMEDY THE PROBLEM WITHIN SIX MONTHS OF RECEIVING NOTICE  
14 OF VIOLATION FROM THE APPROPRIATE GOVERNING BODY AND HAS TAKEN STEPS TO  
15 REMEDY THE VIOLATION.

16 (G) BECAUSE OF CONDITION OR USE, IS REGARDED AS A PUBLIC NUISANCE OR  
17 AN ATTRACTIVE NUISANCE AT COMMON LAW OR HAS BEEN DECLARED A PUBLIC  
18 NUISANCE OR AN ATTRACTIVE NUISANCE UNDER A NEW YORK STATUTE OR AN APPLI-  
19 CABLE MUNICIPAL CODE, AND THE OWNER FAILS TO ABATE THE NUISANCE WITHIN  
20 SIX MONTHS OF RECEIVING NOTICE OF VIOLATION FROM THE APPROPRIATE GOVERN-  
21 ING BODY.

22 (H) DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE THAT MAKE THE FREE TRANS-  
23 FER OR ALIENATION OF THE PROPERTY IMPOSSIBLE.

24 (I) THAT HAS TAX DELINQUENCIES EXCEEDING THE VALUE OF THE PROPERTY  
25 WHERE THE PROPERTY IS OCCUPIED OR UNOCCUPIED.

26 (2) PROPERTY SHALL IN NO CASE BE DECLARED BLIGHTED IF IT MEETS EITHER  
27 OF THE FOLLOWING CRITERIA:

28 (A) VACANT AND UNIMPROVED PROPERTY LOCATED IN ANY RURAL OR SUBURBAN  
29 AREA WHICH IS NOT SERVED BY EXISTING UTILITIES.

30 (B) PROPERTY WHICH SATISFIES THE DEFINITION OF "FARM WOODLAND", "LAND  
31 USED IN AGRICULTURAL PRODUCTION", "UNIQUE AND IRREPLACEABLE AGRICULTURAL  
32 LAND", OR "VIABLE AGRICULTURAL LAND", AS THOSE TERMS ARE DEFINED IN  
33 SECTION THREE HUNDRED ONE OF THE AGRICULTURE AND MARKETS LAW.

34 (3) FOR PURPOSES OF THIS SUBDIVISION, A BUILDING CONTAINING MULTIPLE  
35 UNITS SHALL BE TREATED AS A SINGLE PROPERTY.

36 (4) FOR PURPOSES OF ACQUIRING MULTIPLE UNITS OF PROPERTY BY EMINENT  
37 DOMAIN, AN AREA MAY BE DECLARED BLIGHTED ONLY IF:

38 (A) AN AREA IS LOCATED IN AN URBAN OR SUBURBAN AREA GENERALLY SERVED  
39 BY UTILITIES AND INFRASTRUCTURE; AND

40 (B) SIXTY PERCENT OF THE INDIVIDUAL PARCELS IN THE AREA ARE DECLARED  
41 BLIGHTED UNDER PARAGRAPH ONE OF THIS SUBDIVISION AND REPRESENT A MAJORI-  
42 TY OF THE GEOGRAPHICAL AREA OF THE PROJECT.

43 (5) A CONDEMNOR MAY USE EMINENT DOMAIN TO ACQUIRE ANY UNIT OF PROPERTY  
44 WITHIN A BLIGHTED PROJECT AREA.

45 (6) PROPERTIES OWNED BY A DEVELOPER OR CONDEMNOR INVOLVED IN A REDE-  
46 VELOPMENT PROJECT MAY BE INCLUDED IN ANY BLIGHTED PROJECT AREA DETERMI-  
47 NATION.

48 (7) FOR PURPOSES OF THIS SUBDIVISION IF A DEVELOPER, CONDEMNOR OR  
49 AGENCY INVOLVED IN A REDEVELOPMENT PROJECT HAS CAUSED OR BROUGHT ABOUT  
50 BY ACTION OR INACTION OR MAINTAINED FOR MORE THAN SEVEN YEARS A CONDI-  
51 TION LISTED IN SUBPARAGRAPH (A) OF PARAGRAPH ONE OF THIS SUBDIVISION  
52 WITHIN THE PROPOSED PROJECT AREA, THAT CONDITION MAY NOT BE USED IN THE  
53 DETERMINATION OF BLIGHT.

54 (8) FOR PURPOSES OF THIS SUBDIVISION, IF PROPERTY LOCATED IN AN URBAN-  
55 IZED AREA GENERALLY SERVED BY MUNICIPAL INFRASTRUCTURE AND UTILITIES  
56 MEETS ONE OR MORE OF THE CONDITIONS LISTED IN SUBPARAGRAPH (A) OF PARA-

GRAPH ONE OF THIS SUBDIVISION DUE TO FAILURE ON THE PART OF THE APPROPRIATE GOVERNING BODY TO PROVIDE NECESSARY UTILITY SERVICES AND/OR INFRASTRUCTURE, THAT CONDITION MAY NOT BE USED IN THE DETERMINATION OF BLIGHT.

(9) ANY DECLARATION MADE PURSUANT TO THIS SUBDIVISION SHALL BE VALID FOR A PERIOD OF UP TO TEN YEARS.

(I) "SLUM" MEANS PROPERTY THAT IS DECLARED BLIGHTED UNDER SECTION TWO HUNDRED FOUR-A OF THIS CHAPTER.

(J) "SUBSTANDARD AND UNSANITARY PROPERTY" MEANS PROPERTY THAT IS DECLARED BLIGHTED UNDER SECTION TWO HUNDRED FOUR-A OF THIS CHAPTER.

S 5. Paragraph 4 of subdivision (B) of section 204 of the eminent domain procedure law is amended and a new paragraph 5 is added to read as follows:

(4) such other factors as it considers relevant[.];

(5) THE FINDINGS REQUIRED PURSUANT TO SUBDIVISION (D) OF SECTION TWO HUNDRED FOUR-A OF THIS ARTICLE.

S 6. The eminent domain procedure law is amended by adding a new section 204-a to read as follows:

S 204-A. BLIGHTED PROPERTIES AND AREAS. (A) SUBJECT TO THE EXCEPTIONS LISTED IN PARAGRAPH TWO OF SUBDIVISION (B) OF THIS SECTION, ANY SINGLE PROPERTY MAY BE DECLARED BLIGHTED IF IT MEETS ANY OF THE FOLLOWING CONDITIONS:

(1) ANY PREMISES, WHICH BECAUSE OF DILAPIDATION, DETERIORATION, STRUCTURAL DEFECTS, VERMIN INFESTATION, HEALTH HAZARDS, FIRE HAZARDS, LACK OF UTILITIES, LACK OF FACILITIES OR EQUIPMENT REQUIRED BY STATUTE OR MUNICIPAL CODE, NEGLECT, OR LACK OF MAINTENANCE:

(A) IS UNFIT FOR HUMAN HABITATION;

(B) HAS DETERIORATED TO THE POINT WHERE:

(I) THE BUILDING IS STRUCTURALLY UNSOUND OR POSES AN IMMEDIATE THREAT TO LIFE OR OTHER PROPERTY; OR

(II) THE COST OF REHABILITATION SIGNIFICANTLY EXCEEDS THE POST-REHABILITATION MARKET VALUE; AND

(C) THE OWNER FAILS TO REMEDY THE PROBLEM WITHIN A REASONABLE TIME AFTER RECEIVING NOTICE OF VIOLATION BY THE APPROPRIATE GOVERNING BODY REQUIRING THE OWNER TO:

(I) REHABILITATE THE BUILDING TO CONFORM TO MINIMUM CODE HABITABILITY REQUIREMENTS; OR

(II) DEMOLISH THE BUILDING FOR HEALTH AND SAFETY REASONS.

(2) ANY ABANDONED PROPERTY AS DEFINED IN SUBDIVISION (H) OF SECTION ONE HUNDRED THREE OF THIS CHAPTER.

(3) PROPERTY THAT IS ENVIRONMENTALLY CONTAMINATED REQUIRING REMEDIATION FOR CURRENT OR FUTURE USE UNDER STATE OR FEDERAL LAW, IF THE OWNER FAILS TO REMEDY THE PROBLEM WITHIN SIX MONTHS OF RECEIVING NOTICE OF VIOLATION FROM THE APPROPRIATE GOVERNING BODY.

(4) A PREMISES WHICH, BECAUSE OF PHYSICAL CONDITION OR USE, IS REGARDED AS A PUBLIC NUISANCE AT COMMON LAW OR HAS BEEN DECLARED A PUBLIC NUISANCE UNDER A STATUTE OR AN APPLICABLE MUNICIPAL CODE, AND THE OWNER FAILS TO ABATE THE NUISANCE WITHIN SIX MONTHS OF RECEIVING NOTICE OF VIOLATION FROM THE APPROPRIATE GOVERNING BODY.

(5) PROPERTY THAT HAS BECOME OVERGROWN WITH WEEDS, IS A PLACE FOR THE ACCUMULATION OF TRASH AND DEBRIS, OR A HAVEN FOR VERMIN, IF THE OWNER FAILS TO REMEDY THE PROBLEM WITHIN SIX MONTHS AFTER RECEIVING NOTICE OF VIOLATION BY THE APPROPRIATE GOVERNING BODY REQUIRING THE OWNER TO REHABILITATE THE PROPERTY TO CONFORM WITH MINIMUM CODE REQUIREMENTS.

(6) DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE THAT MAKE THE FREE TRANSFER OR ALIENATION OF THE PROPERTY IMPOSSIBLE.

(7) OCCUPIED OR UNOCCUPIED PROPERTY THAT HAS TAX DELINQUENCIES EXCEEDING THE VALUE OF THE PROPERTY.

(8) PROPERTY THAT DOES NOT OTHERWISE MEET ANY OF THE CONDITIONS LISTED IN THIS SECTION MAY NOT BE DECLARED BLIGHTED.

(B) NOTWITHSTANDING THE PROVISIONS OF SUBDIVISION (A) OF THIS SECTION, THE FOLLOWING EXCEPTIONS SHALL APPLY:

(1) PROPERTY SHALL IN NO CASE BE DECLARED BLIGHTED IF IT MEETS ONE OR MORE OF THE FOLLOWING CRITERIA:

(A) VACANT AND UNIMPROVED PROPERTY LOCATED IN ANY RURAL OR SUBURBAN AREA WHICH IS NOT SERVED BY EXISTING UTILITIES.

(B) PROPERTY WHICH SATISFIES THE DEFINITION OF "FARM WOODLAND", "LAND USED IN AGRICULTURAL PRODUCTION", "UNIQUE AND IRREPLACEABLE AGRICULTURAL LAND", OR "VIALE AGRICULTURAL LAND", AS THOSE TERMS ARE DEFINED IN SECTION THREE HUNDRED ONE OF THE AGRICULTURE AND MARKETS LAW.

(2) FOR PURPOSES OF THIS SECTION, IF A DEVELOPER OR CONDEMNOR INVOLVED IN A REDEVELOPMENT PROJECT HAS CAUSED OR BROUGHT ABOUT BY ACTION OR INACTION OR MAINTAINED FOR MORE THAN SEVEN YEARS A CONDITION LISTED IN SUBDIVISION (A) OF THIS SECTION WITHIN THE PROPOSED PROJECT AREA, THAT CONDITION MAY NOT BE USED IN THE DETERMINATION OF BLIGHT.

(3) FOR PURPOSES OF THIS SECTION, IF PROPERTY LOCATED IN AN URBANIZED AREA GENERALLY SERVED BY MUNICIPAL INFRASTRUCTURE AND UTILITIES MEETS ONE OR MORE OF THE CONDITIONS LISTED IN SUBDIVISION (A) OF THIS SECTION DUE TO FAILURE ON THE PART OF THE APPROPRIATE GOVERNING BODY TO PROVIDE NECESSARY UTILITY SERVICES AND/OR INFRASTRUCTURE, THAT CONDITION MAY NOT BE USED IN THE DETERMINATION OF BLIGHT.

(C) MULTIPLE PROPERTIES AND PROJECT AREAS MAY BE DECLARED BLIGHTED IF THEY MEET ANY OF THE FOLLOWING CONDITIONS:

(1) FOR PURPOSES OF ACQUIRING MULTIPLE UNITS OF PROPERTY BY EMINENT DOMAIN, AN AREA MAY BE DECLARED GENERALLY BLIGHTED ONLY IF:

(A) THE AREA IS LOCATED IN AN URBAN OR SUBURBAN AREA GENERALLY SERVED BY EXISTING UTILITIES AND INFRASTRUCTURE; AND

(B) SIXTY PERCENT OF THE INDIVIDUAL PARCELS IN THE AREA ARE DECLARED BLIGHTED UNDER SUBDIVISION (A) OF THIS SECTION.

(2) A CONDEMNOR MAY USE EMINENT DOMAIN TO ACQUIRE ANY UNIT OF PROPERTY WITHIN A BLIGHTED PROJECT AREA.

(3) PROPERTIES OWNED BY A DEVELOPER OR CONDEMNOR INVOLVED IN A REDEVELOPMENT PROJECT MAY BE INCLUDED IN ANY BLIGHTED PROJECT AREA DETERMINATION.

(4) FOR PURPOSES OF THIS SECTION, A BUILDING CONTAINING MULTIPLE UNITS SHALL BE TREATED AS A SINGLE PROPERTY.

(D) THE FOLLOWING FINDINGS SHALL BE REQUIRED BEFORE A PROPERTY OR PROJECT AREA MAY BE DECLARED BLIGHTED:

(1) TO DECLARE ANY SINGLE PROPERTY BLIGHTED, THE CONDEMNOR MUST MAKE WRITTEN FINDINGS IDENTIFYING THE SPECIFIC CONDITIONS WHICH RENDER THE PROPERTY BLIGHTED UNDER SUBDIVISION (A) OF THIS SECTION.

(2) TO DECLARE MULTIPLE PROPERTIES OR PROJECT AREAS BLIGHTED, THE CONDEMNOR MUST MAKE WRITTEN FINDINGS DEMONSTRATING THAT THE REQUIREMENTS OF SUBDIVISION (C) OF THIS SECTION HAVE BEEN MET. TO DEMONSTRATE THAT SEVENTY-FIVE PERCENT OF THE PARCELS IN THE AREA ARE INDIVIDUALLY BLIGHTED, EACH BLIGHTED PARCEL MUST BE IDENTIFIED AND THE SPECIFIC CONDITIONS RENDERING IT BLIGHTED UNDER SUBDIVISION (A) OF THIS SECTION MUST BE IDENTIFIED.

(E) ANY DECLARATION MADE PURSUANT TO SUBDIVISION (D) OF THIS SECTION SHALL BE VALID FOR A PERIOD OF TEN YEARS.

S 7. This act shall take effect immediately.