



## **What is a Chronic Nuisance Property?**

The City of Spokane is committed to protecting its citizens from the dangers of properties that are abandoned, where unsafe conditions exist or where crime repeatedly occurs. Such properties are known as “nuisance properties” because of their adverse impact on the quality of life of Spokane’s citizens. Additionally, when owners, financial institutions and persons in charge fail to take responsible action to secure and care for these properties, they deteriorate and become “chronic nuisance” properties. Chronic nuisance properties create a substantial financial burden, pose a significant strain on city services, interfere with other’s use and enjoyment of their lands, and are a prohibited public nuisance. Persons in charge of such properties have a duty to take all reasonable measures to prevent and abate nuisance activity. The City of Spokane has petitioned court and is enforcing code to hold legally and financially accountable the owners and persons in charge of nuisance and chronic nuisance properties, and to provide for the restoration and abatement of such properties.

The Superior Court of Washington has appointed a General Receiver to steward the immediate sale of this Chronic Nuisance property. Final Superior Court approval is needed to review the terms of any executed purchase & sale agreement, to ensure that it satisfies the terms of the existing court order to sell the property. This process often takes 7-14 days, but is necessary to satisfy the need for due process. This final Superior Court approval typically occurs on Fridays.

**More information regarding Chronic Nuisance Properties can be found in Chapter 10.68.040 of the Spokane Municipal Code (<https://my.spokanecity.org/smc/?Section=10.68.040>)**

### **Please Follow Offer Protocol as Outlined in the Agent Remarks**

All further inquiries should be directed to Upward Advisors. Please do not attempt to contact the Seller, General Receiver or any attorneys involved with this matter.