



Problem Property Initiative (PPI)

Edmonton

THE PROBLEM PROPERTY INITIATIVE

The City of Edmonton's Problem Property Initiative (PPI) addresses occupied or unoccupied, residential or commercial properties that have a significant harmful impact on the surrounding community and/or those living in them. These properties have a history of recurring violations relating to development permits, safety codes, nuisance conditions, public health, fire risk, or other illegal activity and/or criminal offences. They're often complex in nature and generate an extraordinary demand on services.

Through the coordinated efforts of multiple City departments, the Edmonton Police Service, Alberta Health Services, and the Government of Alberta, several specialty teams play unique and complementary roles in addressing the different issues related to problem properties.

The Residential Inspection Safety Compliance Team (RISC) is a multi-agency team that provides a coordinated, wrap-around approach to complex residential living situations involving vulnerable individuals, families and places. The team works to achieve compliance with minimum housing standards at high risk properties, support vulnerable tenants, and reduce impacts in the surrounding community.

The Community Property Safety Team (CPST) is a team of Fire Prevention Officers that secure - and hold landowners accountable for - unsecured vacant buildings that pose a fire risk to the surrounding community. If owners do not comply with an order issued by CPST to secure a property, the team will carry out the work itself, with all costs charged to the property owner. This work can include robust board ups, fencing and up to 24/7 on-site security.

The Problem Properties Team (PPT) is a team of Municipal Enforcement Officers that address the external, physical conditions at seriously neglected private properties. While working city-wide, PPT has a data-driven focus on the most affected neighbourhoods. If an owner does not comply with an order issued by PPT to remediate a neglected property, the team can coordinate the work itself, with all costs charged to the problem property owner. This can include property cleanups and the demolition of smaller buildings such as garages that are assessed as derelict and unsafe.

The Demolition Assessment and Response Committee (DARC) is a committee that combines the regulations and enforcement approaches of four City branches (Community Standards, Fire Rescue

Services, Legal Services, Safety Codes) to streamline the path to the demolition of larger unsafe derelict properties. DARC assesses and prioritizes properties for demolition and identifies the most effective legislation to expedite demolitions where required. The property owner is also accountable for the costs related to these demolitions, which are billed to the tax roll.

Mature Area Derelict Residential Tax Subclass

Edmonton is the first city in Canada to make a tax subclass for derelict properties as part of a larger effort to combat problem properties and encourage neighbourhood vibrancy. Designed to encourage owners to improve or demolish their properties, the Mature Area Derelict Residential Tax Subclass allows the City to triple the tax rate for owners of properties that show serious signs of neglect, are falling into significant disrepair or are unlivable. If a property that has been assessed as derelict is fixed or demolished partway through the year, the owner is refunded the difference between the regular and higher rates for the portion of the year after the property is remediated.

Defining problem properties

Problem properties include those that:

- have a history of repeated or excessive neglect, disrepair and/or safety concerns
- have a history of deliberate violations and/or noncompliance by property owners or tenants
- are a significant public health risk and/or a higher risk of fires
- are abandoned and unsecured and may be accessible to the public
- require a coordinated response from several agencies

Problem properties do NOT include those:

- with simple nuisances or occasional bylaw violations (e.g., long grass, garbage out too early)
- where civil, non-criminal disputes take place (e.g., with landlords, neighbours or contractors)
- that are vacant, but secure and in compliance with all City bylaws
- in good condition that a community member might find “unattractive”
- on public land, including public land encampments

Report a problem property

- To report a problem property, call 311, contact 311 online or use the confidential reporting form at edmonton.ca/ProblemProperties.
- To report an unsecured vacant property, call 311, contact 311 online or email communitypropertysafetyteam@edmonton.ca.

Additional Resources

- [PPI Booklet](#)
- PPI web page: edmonton.ca/ProblemProperties
- Mature Area Derelict Residential Tax Subclass web page: edmonton.ca/DerelictSubclass.
- To keep informed about how the City of Edmonton and its partners are addressing problem properties, please register at [PPI Newsletter](#).
- For general inquiries, email problemproperties@edmonton.ca.