

2020 Guidelines

For 2020, CRCOG provides revised guidelines for utilizing the exemption policy for vacant dwellings. Vacant Properties will be divided into two categories, with each category having its own exemption limits as follows:

Unplanned vacancies:

Definition: short-term vacancy caused by an unforeseen situation or circumstances requiring resolution.

Examples:

- a. Foreclosure
- b. House for sale, but vacant
- c. Renovation of the home because of a new purchase, rental turnover, fire or other disaster
- d. Death of the owner
- e. Medical condition requiring owner to move to a rehabilitation facility or personal care facility
- f. Rental property in between tenants
- g. Long-term (more than 30 days) emergency relocation
 - a. caring for another in their home
 - b. temporary work transfer

Exemption limits: One year provided owner notifies contractor and/or COG within the calendar year.

May be extended beyond a year with approval from the COG Refuse and Recycling Administrator.

Planned Vacancies:

Definition: long-term vacancy foreseen by owner.

Examples:

- a. Vacation home
- b. Part-year resident ("snowbird" or similar regularly occurring absence)
- c. Long-term planned absence
 - i. Sabbatical
 - ii. Travel or living elsewhere for work
 - iii. Home left empty

Exemption limit: One QUARTER of each year. The property owner or resident must notify contractor and/or COG upon receipt of the quarterly invoice, and must pay either the regular or the low-usage rate for the remainder 3 quarters of each calendar year.