

Two very different meanings of “VACANT”

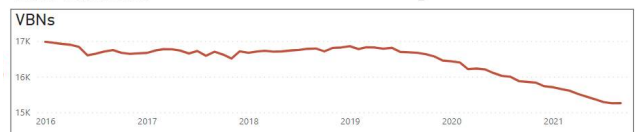
Vacant Housing Units (Census)

VS

Vacant Building Notice (DHCD)

Unoccupied and
habitable
41.8k

Unoccupied and
uninhabitable or unsafe
15.2k



Counts each individual unit separately; could be multiple units in one building.

One notice per structure or building, even if building includes multiple units.

Unoccupied: A housing unit is vacant if no one is living in it at the time of the census. Houses that are unoccupied while on the market are counted as vacant.

Unsafe or Unfit for Human Habitation: A structure may be unsafe or unfit for human habitation or other authorized use because of:

Habitable: Vacant units are excluded if they are exposed to the elements, that is, if the roof, walls, windows, or doors no longer protect the interior from the elements. Most properties with a vacant building notice would NOT be counted as vacant housing units by the census.

New construction: New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place.

Not Usual Residence: In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere. For example, AirBNB properties are counted as vacant, even if someone were staying there on April 1.

Residential: Also excluded are quarters being used entirely for nonresidential purposes, such as a store or an office, or quarters used for the storage of business supplies or inventory, machinery, or agricultural products.

1. conditions constituting a fire hazard or conditions of damage, decay, dilapidation, obsolescence, abandonment, vacancy, insanitation, or vermin or rodent infestation that constitute a hazard to the health, welfare, or safety of occupants or the public,
2. lack of sanitation, illumination, ventilation, heating, plumbing, exitways, fire protection, utilities, or other facilities adequate to protect the health, welfare, or safety of occupants or the public, or
3. conditions that are so unsafe, insanitary, overcrowded, improper in use or occupancy, or otherwise dangerous to life, health, welfare, or safety as to create a hazard to occupants or the public.