
DAH BLIGHT CLEARANCE PROCESS

Required by City law: The Detroit City Charter and City Code prohibit the City from engaging in business or hiring individuals or entities in default to the City. This includes judgments with any unpaid civil fines, costs, or justice system assessments imposed by the Department of Appeals and Hearings (DAH), which is the sole entity responsible for processing blight clearances in the City of Detroit.

“Blight Clearance” is a Certification: Blight Clearances from DAH certify that there are no outstanding judgments for both the applicant and the property owner(s). Activities that require Blight Clearances include:

- Obtaining a City permit, certificate of compliance, certificate of occupancy, or variance from the Buildings, Safety Engineering, and Environmental Department (BSEED) of Detroit.
- Bidding on or being awarded City contracts.
- Participating in property auctions with Wayne County or the Detroit Land Bank.
- Qualifying for City abatements and incentives.
- Securing clearances through the Office of the Chief Financial Officer.

You can also request a Blight Clearance to check whether a property address or owner has a history of blight violations.

INSTRUCTIONS FOR FILING A BLIGHT CLEARANCE APPLICATION

Step 1: Determine You Need a Blight Clearance

- a. You will be engaged in one of the activities listed above or have been notified by the City that a Blight Clearance is required. Applicants for BSEED permits, certificate, or variances must obtain a Blight Clearance from DAH before the application for the permit, certificate, business license, or variance will be accepted by BSEED.
- b. You may also obtain a Blight Clearance as a blight inquiry to determine whether a property address or owner has a blight violation history.

Step 2: Application and Processing

- a. You must submit one application for each property address or property owner.
- b. Complete your application for a DAH Blight Clearance online [HERE](#).
- c. Upon receiving a completed application, the DAH will research its records and search for any unpaid blight judgments against the applicant, the property owner, and the business performing the work, if any.

Step 3: Blight Clearance Determination

- a. **Granted:** If no unpaid blight judgments exist, DAH will issue you a form certifying the blight clearance approval. This certification is your proof of compliance. Please submit it to the department or agency requiring it.
- b. **Denied:** If your application is incomplete or unpaid judgments are found, a denial will be generated.
 - i. The communication of the denial will include a Blight Report that lists outstanding violation(s) as well as information how to resolve those issues. **Your options include: 1) Payment in full of outstanding judgments. If the outstanding judgment has been transferred to our collection vendor, please contact them directly at: 844-610-4059; or 2) Contact the ticket issuing department for any discrepancies or questions regarding the underlying blight ticket.**
 - ii. All unpaid blight judgments must be resolved before the Blight Clearance for that property address or property owner will be granted.

Important Notes

- DAH does not dismiss tickets from previous owners on a property address as part of a current owner’s blight clearance. Previous owner’s violations are not the responsibility of the current owner; however, certain real property transactions or other entities, such as title companies, may impose different requirements than the City of Detroit as part of their processes.
- **Options to pay:** Online, in-person (we **ONLY** accept credit/debit cards, checks, or money orders payments), DivDat Kiosks, by mail, or over the telephone. For additional information regarding payment options visit: [HERE](#) If the outstanding judgment is in collections or garnishment status, please contact our collection vendor directly at: 844-610-4059.