



*THE REPUBLIC OF ICENIA*

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# Icenia SHOPS Act

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includes all legislation enacted and amended  
up to and including the **Icenia Capital Territory Act**  
passed on **4th November 2025**.

# **Icenia Substantiating Healthy Opportunities for Profitable Shopping Act (Icenia SHOPS Act)**

*Zhirall, Raeder*

## **Section 1: Title**

This Act shall be referred to as the *Icenia Substantiating Healthy Opportunities for Profitable Shopping Act*, hereinafter known as the *Icenia SHOPS Act*.

## **Section 2: Definitions**

For the purposes of this Act:

**Icenia Eastern Commercial Area (Commercial Area):** The geographic area described as the land within the following coordinates:  
[\[\[-3839,-4277\],\[-3794,-4277\],\[-3749,-4276\],\[-3737,-4301\],\[-3710,-4313\],](#)  
[\[-3704,-4329\],\[-3699,-4341\],\[-3708,-4364\],\[-3772,-4364\],\[-3838,-4365\],](#)  
[\[-3839,-4349\],\[-3838,-4319\]\]](#)

In more accessible terms, this area encompasses the land surrounding Jah Park and the street directly to its north, extending westward to the Icenia City Canal and eastward to Vaughn Island.

**Derelict Property:** Property that has fallen into disrepair, is abandoned, or is not actively being used for a lawful purpose, including but not limited to unpermitted shops and structures on government land.

**Government Private Property:** Property owned by the government following its dereliction, subject to new usage restrictions and leasing procedures as outlined in this Act.

**Shop:** A business or commercial establishment engaged in the sale of goods in Icenia City.

## **Section 3: Establishment of the Icenia Eastern Commercial Area**

The Icenia Eastern Commercial Area shall be the designated commercial zone within Icenia, defined by the coordinates outlined in Section 2, Article 1.

The area may be expanded by the senate.

#### **Section 4 : Dereliction of Shops in the Commercial Area**

##### **Eligibility for Shop Dereliction:**

A shop may be subject to dereliction if it is poorly stocked for a period of 10 consecutive days.

The Secretary of the Interior may, at their discretion, also create additional requirements based on appearance, accessibility, or other needs of the commercial area, following the same procedure laid out in this section.

Private citizens cannot initiate dereliction in the area outlined in section 2 article 1 of this act, also known as the Commercial Area.

##### **Restocking Notice:**

Once a shop is deemed substantially out of stock, the Secretary of the Interior will serve a formal dereliction notice to the shop owner via discord.

The shop owner will be given 10 additional days to restock the shop to a reasonable level.

If the shop remains out of stock for the full 10-day notice period, the dereliction will proceed as outlined in this act.

This article is also applicable for the dereliction served based on article 1.2 of this section.

### **Completion of Shop Dereliction:**

If the shop owner does not restock within the given 10-day period, or does not contest the dereliction, the dereliction will be completed, and the shop will be transferred as stipulated in section 4 of this act.

This section is at the discretion of the Secretary of the Interior and may adapt if they feel the circumstances require it.

### **Recourse and Appeals:**

The Senate may reverse a decision made by the Secretary of the Interior under this act if it is determined that the dereliction decision was unjust or unreasonable by a standard motion.

Senate Dereliction Notice: Senators have the authority to issue a dereliction notice for a shop under this act, following the procedures outlined in Article I of this section.

The Court may reverse a decision made under this section if it is deemed manifestly unreasonable. This includes cases where:

- (1) The dereliction was issued without adhering to the criteria and processes set out in this act.
- (2) The dereliction did not follow the required procedures, as outlined in this act.
- (3) The exception in Article 3 of this section should have been applied, but was not, according to the magistrate's judgment.

### **Section 5 : Dereliction of Houses in the Commercial Area**

Houses are allowed within the Commercial Area, but they must not be placed on the first floor of buildings. Residential spaces are required to be located above ground-level commercial spaces to maintain the functional integrity of the commercial zone.

The normal dereliction procedure applies to houses in the Commercial Area but the delay for contesting dereliction is reduced to five days.

In certain cases, the Senate may grant dereliction of a house within the Commercial Area, even if the property owner is actively using the building, if it is deemed necessary for the overall benefit of the Commercial Area. When such a decision is made, the Senate must determine a reasonable compensation package for the property owner.

Houses existing prior to February 1st, 2025, are exempted from article 1 and 2 of this section, but are still bound by article 3 of this section.

## **Section 6: Derelict Property and Government Ownership**

Any property within the Icenia Eastern Commercial Area that is derelicted shall automatically transfer back to the general owner of the building.

If the general owner of the building is the one owning the inactive shop, the property is transferred to the government, becoming Government Private Property for the purpose of leasing it to businesses.

The government may 'derelict' leased shops that it technically owns back to itself, for example, derelicting an unstocked shop and then leasing the area again.

## **Section 7: Leasing of Government-Owned Property**

Any lease agreement shall require the lessee to operate a lawful business.

The terms and conditions of such leases, including the price, will be set by the Secretary of Treasury, with possible overview and change by the senate.

Such leases are a treasury income source and not the funds of any one citizen.

## **Section 8: Severability**

If any part of this Act is found to be invalid or unconstitutional by a court of law, the remaining provisions shall remain in effect.