

PART IV - CODE OF ORDINANCES
Chapter 14 - BUILDINGS AND BUILDING REGULATIONS
ARTICLE IV. PROPERTY MAINTENANCE

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Sec. 14-171. Purpose and declaration of policy.

- (a) This article is enacted pursuant to C.G.S. §§ 7-148(c)(7), 7-148aa, and 7-152c as amended and is considered a blight ordinance.
- (b) This article prohibits any person in control of real property located in the Town of Enfield from allowing, creating, maintaining or causing to be created or maintained blighted premises. This article also establishes penalties for violations.
- (c) This article is enacted due to a number of real properties which are in blighted condition, and that the continued existence of such properties in a blighted condition contributes to the decline of neighborhoods, adversely affects the economic well-being of the Town of Enfield, and is in opposition to the health, safety, and welfare of the residents. Furthermore, many of these properties can be rehabilitated, reconstructed, reused, or demolished so as to provide decent, safe, and sanitary housing and commercial facilities, eliminate, remedy, and prevent the adverse conditions herein described, maintain and preserve the integrity of the Town neighborhoods, preserve and protect property values, and control visual blight.

Sec. 14-172. Definitions.

For the purpose of this article the following terms shall have the meanings set forth herein unless the context clearly indicates a different meaning.

Blight means premises containing any one of the following conditions ~~visible from a public way~~:

- (1) It has been determined by ~~the town building official, director of health, fire marshal, town engineer, zoning enforcement officer~~, a Town Building Official, Director of Health, Fire Marshal, Town Engineer, Zoning Enforcement Officer or other appropriate official, as designated by the ~~town manager~~ Town Manager, acting within the scope of their authority, that a condition exists that poses a serious or immediate threat to the health, safety or general welfare of the community.
- (2) ~~A structure that has:~~
 - (a) ~~Missing or broken doors, screens, or windows; or boarded doors or windows for a period of more than 90 days. Should boarded windows or doors be necessary for any additional period up to 180 days, a valid building permit is required.~~
 - (b) ~~Collapsing, substantially damaged or dilapidated exterior features which may include, but are not limited to, walls, roofs, floors, foundations, stairs, ramps, porches, handrails, railings, fences, hatchways, chimneys, metal smokestacks, attics, overhang extensions, awnings, stairways, canopies, signs, marquees, or vents any of which are in a state of decay including but not limited to containing mold, moss, chipping paint, holes, fractures, breaks, loose materials, or other rotting materials.~~
 - (c) ~~Any roof missing exterior materials exposing plywood or sheathing.~~
 - (d) ~~Persistent garbage, refuse or trash.~~
 - (e) ~~A tarp on a roof in excess of 90 days; any deteriorated or unsecured tarp.~~

(3) Premises that have:

- (a) Parking lots in a state of disrepair or abandonment, evidenced by cracks, potholes, fractured asphalt and cement, overgrowth of vegetation within the surfaces, pavement or macadam, or medians and buffers.
- (b) Shrubs, hedges, and plants that have been left in a ~~neglected~~ manner ~~by~~ and are covering, blocking, ~~or growing over/into~~ means of ~~egress, driveways, sidewalks, streets, or any other public way.~~
- (c) Dead, decayed, ~~diseased~~, or damaged tree(s) ~~constituting a hazard or danger~~ to adjacent premises or the ~~occupants thereof or to public property or persons lawfully therein.~~
- (d) Grass, weeds or similar growths reaching a height greater than 12 inches. ~~Not shall~~ The owner of any undeveloped premises may not allow any grass, weeds, or similar growths thereon greater than 12 inches in height to remain within 25 feet of a street line or any adjoining property line of any premises with a building or dwelling ~~location~~ located thereon whether said building or dwelling is occupied or not. Maintained gardens, including flowers and vegetables, are excluded from this subsection.
- (e) Graffiti or vandalism.
- (f) The storage of an inoperable ~~motor vehicle~~ or ~~an~~ unsightly motor vehicle, ~~boat, or trailer.~~
- (g) Motor vehicles or boats that are not parked in a legal parking space, driveway, or behind the front line(s) of any dwelling on the premises, which is the portion of the dwelling that is closest to the street.
- (h) The storage of junk occupying ~~a total~~ at least a cumulative area of 100 square feet.
- (j) ~~Unsightly or dilapidated above ground or in-ground swimming pools, spas, and hot tubs posing a potential environmental, health, or safety hazard.~~

Building means any structure having a roof and intended for shelter, housing, or enclosure of person, animals or materials. Any other structure eight feet or more in height shall be considered a building, including a solid fence or wall, but excluding a public utility pole or flagpole.

Citation Hearing Officer means any individual appointed pursuant to C.G.S. § 7-152c to hear contested cases.

~~Decay means to weaken, corrode, rust, or decompose~~ *Decayed* means weakened, corroded, rusted, or decomposed to a point of ineffectiveness.

Dilapidated means in a state of disrepair or ruin as a result of age or neglect.

Driveway means a private way or road for cars, leading from a street or road to a garage, house, etc.

Graffiti means the ~~unauthorized~~ writing, drawing or spraying of words, slogans, symbols, initials on the wall of any public or private building or structure without the consent of the property owner.

~~*Housing Blight* means residential premises containing any of the conditions enumerated in section 14-172(a) and in violation of section 14-173 herein.~~

Inoperable motor vehicle means a motor vehicle that is incapable of performing the function for which it was designed by virtue of missing parts or broken or severely damaged components.

Junk means a worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use and/or material including but not limited to household appliances, parts of motor vehicles, furniture, equipment, building materials, and refuse.

Motor vehicle means a vehicle as defined by C.G.S. § 14-1, as may be amended from time to time, including, but not limited, to an automobile, truck, van, motor vehicle trailer, camper trailer, boat trailer, house trailer, mobile home, motorcycle, and/or any other motorized wheeled vehicle designated or used for highway purpose.

~~Open area means any area that is visible from any public way or adjacent properties.~~

Person means any individual, corporation, or other legal entity capable of occupying, owning or possessing real property.

~~Premises means a platted lot or part thereof or unplatted lot or parcel of land or plot of land, either occupied or unoccupied by any dwelling or non-dwelling structure and includes any such building, accessory structure or other structure thereon, or any part thereof. The term "premises," where the context requires, shall be deemed to include any building, dwellings, parcels or, land or structures.~~

Premises means any real property including, among other things, any dwellings, buildings, or other structures located thereon.

Property Maintenance Inspector means any individual appointed by the Town Manager for purposes of enforcing this article.

Public Nuisance means any premises containing any of the conditions enumerated in section 14-172 ~~(a)~~.

Public Way means any passageway, including but not limited to ~~an~~ any sidewalk, alley, road, highway, boulevard, turnpike or part thereof, open as of right to the public ~~and designed for travel by vehicle, on foot, or in a manner limited by statute.~~

Structure means anything constructed or erected which requires location on the ground or attached to something having location on the ground, including signs and billboards, but not including fences or walls used as fences, provided such fence or wall is less than eight feet in height.

Unightly motor vehicle means a motor vehicle which is substantially damaged, vandalized, dismantled, and/or partially dismantled.

Town means Town of Enfield.

Sec. 14-173. Blighted premises prohibited.

- (a) No person owning real property shall cause or allow blighted premises to be created, nor shall any such person allow the continued existence of blighted premises. Blighted premises are prohibited. Such creation or maintenance of blighted premises shall be considered a public nuisance and shall be prohibited and shall subject such person to enforcement and penalties pursuant to this ordinance.
- (b) Any building, structure, premises or any part of a structure that is a separate unit, in which exists any one or any combination of the conditions defined as blight in section 14-172 shall be deemed to be blighted.

Sec. 14-174. Exemptions.

- (a) The following properties shall be exempt from the application of Section 14-172 ~~(a)(3c) and (3d)~~:
 - (1) Agricultural lands pursuant to C.G.S. § 22-3(b).
 - (2) Land dedicated as public open space.
 - (3) Land preserved in its natural state through conservation easements or conservation restrictions.
 - (4) Areas designated as buffers by land use agencies.
 - (5) Upland review areas, wetlands and watercourses.
 - (6) ~~These lots~~ Lots with slopes in excess of 15 degrees or escarpments left to grow wild provided they are keeping with the established setting and natural character of the neighborhood.
 - (7) Motor vehicle recycler's yard, yards licensed pursuant to C.G.S. § 14-67i; that are not in violation of any zoning regulations of the Town of Enfield.
- (b) One inoperable or unsightly motor vehicle shall be allowed ~~in an of real property on any premises~~, provided:

~~(1) The motor vehicle shall be rendered safe. The motor vehicle's exterior shall be fully intact and shall be locked or otherwise secured. The motor vehicle shall be free of jagged, sharp, or protruding metal or glass parts. The motor vehicle shall be covered and secured by a motor vehicle cover designed for such use. Tarps or other plastic covers are not acceptable.~~

~~(2) The motor vehicle shall be located behind the front line(s) of the any dwelling on the premises, which is the portion of the housedwelling that is closest to the street.~~

(c) Farms are exempt from the application of section 14-172~~(17)~~ (3f).

Sec. 14-175. Designated enforcement officer.

The ~~property maintenance inspector~~ Property Maintenance Inspector is charged with the enforcement of this article and is hereby authorized to take such enforcement actions as specified herein. ~~The Town may employ more than one Property Maintenance Inspector at a time.~~

Sec. 14-176. Violation complaints.

Complaints of alleged violations shall be submitted in writing, including electronic mail or citizen request procedure available at www.enfield-ct.gov, and shall be signed by the individual making the complaint, including electronic signature. ~~The Blight Ordinance may be enforced by the Property Maintenance Inspector without the need for a formal citizen complaint.~~

Sec. 14-177. Notice of violation.

- (a) The ~~town~~ Town, through its ~~property maintenance inspector~~ Property Maintenance Inspector, shall serve written notice to the person responsible for the blighted premises. The notice may be hand-delivered or mailed by certified mail, return receipt requested to the last known address of the owner, or such notice may be served by any other method authorized or required in Connecticut. A copy of the notice shall also be sent to the lien holder(s) of the property per C.G.S. § 7-148gg. **Notices shall:**
- (1) Be in writing.
 - (2) Set forth the violations of this chapter that are causing the premises to be considered a blighted premises.
 - (3) Specify a final date for the correction of any violation.
 - (4) Contain an outline of remedial action, which if taken, will affect compliance with the provisions of this chapter pursuant to the current violation and any appeals process.
 - (5) State that the penalties and enforcement provisions of this chapter will become effective on the final date set for the correction of any violation.
 - (6) State that the Town, its employees, its designated agents and/or its contractors may enter the premises to remediate exterior blighted conditions and that the costs of such remediation shall constitute a lien on the premises.
- (b) Such notice shall state ~~that the violation(s) shall be corrected within 30 calendar days. the violation and demand its abatement within 30 calendar days.~~ If the owner fails ~~within that time~~ to correct the violation(s) or provide a written plan of correction ~~which that~~ may include a bona fide purchase and sale agreement which addresses the blighted condition that is acceptable to the ~~property maintenance inspector~~ Property Maintenance Inspector, the ~~property maintenance inspector~~ Property Maintenance Inspector may issue an enforcement citation as specified herein. ~~Any~~ Notwithstanding the foregoing, any violation which pertains only to grass, weeds, or similar growths reaching a height greater than 12 inches, or the accumulation of persistent garbage, refuse or trash shall be ~~given a ten day corrective action period upon receipt of written violation~~ corrected within ten days.

- (c) If the ~~owner or other~~ person responsible for the blighted premises cannot be ascertained or does not accept delivery of the written notice, the notice shall be published once in a newspaper having a substantial circulation in the Town. The notice shall include the name of the last known owner of the real property upon which violation has been found and the address of the real property.
- (d) Notwithstanding the foregoing, the Town Manager or his/her designee may elect to first provide informal verbal notice to the person responsible in an attempt to resolve the matter prior to formal written notice being sent.
- (e) ~~If the property owner disagrees with a Notice of Violation issued pursuant to section 14-172(3)(c) of this Ordinance, it is the owner's responsibility to provide the Property Maintenance Inspector with a letter from a licensed arborist, on the arborist's letterhead, stating that the tree(s) in question are not dead, decayed, diseased, or damaged. The letter must be received by the Property Maintenance Officer within the corrective time period set forth in the Notice of Violation.~~

Sec. 14-178. Enforcement citation.

- (a) If any violation remains unabated after 30 days, the ~~property maintenance inspector~~ **Property Maintenance Inspector** is hereby authorized to issue a citation to the violator in accordance with this article. The citation will require immediate payment ~~to the Town~~.
- (b) If any violation which pertains only to grass, weeds, or similar growths reaching a height greater than 12 inches, or the accumulation of persistent garbage, refuse or trash remains unabated after ten days, the ~~property maintenance inspector~~ **Property Maintenance Inspector** is hereby authorized to issue a citation to the violator in accordance with this article. The citation will require immediate payment.
- (c) Failure to remedy the violation shall subject the violator to criminal penalties as permitted by statute, including referral to the State's Attorney's Office for criminal prosecution.

Sec. 14-179. Penalty for violation.

- (a) Violations of the provisions of this ordinance shall be punishable by a fine of no less than ~~\$75.00~~ **\$100.00** each day the violation continues after the date of the citation. Each day of each violation shall constitute a separate offense subject to the established ~~\$75.00~~ **\$100.00** fine.
- (b) If a hearing is requested pursuant to section 14-180 herein and the citation hearing officer finds liability, fines assessed shall accrue from the date of the issuance of the citation.

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-180. Citation procedure.

Any person issued a citation pursuant to this article shall be entitled to a hearing to contest the citation pursuant to the provisions of C.G.S. § 7-152c. The request for a hearing shall be made to the Town Manager. If any person so cited chooses not to timely request a hearing, he shall be deemed to have admitted liability. The Town Manager shall appoint a citation hearing officer. The citation hearing officer shall not be a police officer, any other ~~town~~ **Town** employee or any person who has the authority to issue citations.

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

~~Sec. 14-181. Notice of penalty assessment with clerk of superior court Clerk of Superior Court.~~

~~If enforcement citation fines levied in accordance with this chapter are not paid within 30 days, despite proper notice to the person found liable, the citation hearing officer shall file a certified copy of the unpaid fines~~

~~with the clerk of the superior court. Notice with the clerk of the superior court shall be filed within 12 months. The clerk shall enter judgment in favor of the town. The judgment Clerk of the Superior Court. Any judgment issued by the Superior Court thereon shall have the effect of a civil money judgment, and a levy of execution of such judgment may issue without further notice to such person.~~

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-182~~1~~. Appeal of penalty assessment to ~~superior court; blight review committee~~ Superior Court; Blight Review Committee.

- (a) A person against whom a judgment has been entered is entitled to judicial review in accordance with the provisions of C.G.S. § 7-152c; or
- (b) After the appeal period pursuant to C.G.S. § 7-152c has passed, any person having been issued a citation may seek relief ~~of from~~ enforcement citation fines from the Blight Review Committee by contacting the ~~town-~~
~~manager's~~ Town Manager's office.

(Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Editor's note(s)—Ord. No. 18-3, adopted Dec. 17, 2018, repealed the former § 14-182 and enacted a new section as set out herein. The former § 14-182 pertained to appeal of penalty assessment to ~~superior court~~ Superior Court and derived from Ord. No. 12-1, adopted March 19, 2012.

Sec. 14-183~~2~~. Recording of lien.

- (a) Any unpaid ~~fine~~ imposed ~~fine~~ for blight violations shall constitute a lien upon the real estate in accordance with C.G.S. § 7-148aa. Each lien shall be continued, recorded and released as provided for in C.G.S. § 7-148aa.
- (b) Any unpaid imposed fine for a blight or public nuisance violation, other than housing, shall be enforced in accordance with the Connecticut General Statutes, including the filing of a judgment lien when appropriate.
- (c) Any unpaid costs associated with bringing the premises into compliance per Section ~~14-184~~ 14-179 herein shall constitute a lien upon the real estate in accordance with C.G.S. § 49-73b. Each lien shall be continued, recorded and released as provided for in C.G.S. § 49-73b.

(Ord. No. 12-1, 3-19-2012; Ord. No. 18-3, 12-17-2018; Ord. No. 19-3, 7-1-2019)

Sec. 14-183. Foreclosure of liens for blight violations.

- (a) The Town reserves the right to proceed with the foreclosure of property maintenance liens an amount of \$20,000 in unpaid imposed fines for blight violation(s) has been reached or 180 days, whichever comes first.
- (b) The Town Manager or their designee may issue written notices as specified below upon the owner at his last known address by hand-delivery, first class mail, certified mail, return receipt requested, or any other method authorized~~of~~, required, or permitted in Connecticut—At its discretion, the Town may also serve notices upon any other person(s) responsible for the blighted premises. A copy of the notice may also be sent to the holder(s) of any recorded liens encumbering the blighted premises pursuant to C.G.S. § 7-148gg. The following notices may be served prior to the commencement of any foreclosure with the purpose of encouraging voluntary compliance without the need for legal action:
 - (1) A First Warning Notice of Foreclosure Action may be issued by the Town to the owner once the unpaid imposed fines have reached \$10,000.
 - (2) A 2nd Warning Notice of Foreclosure Action may be issued by the Town to the owner once the unpaid imposed fines have reached \$15,000.

- (3) A Letter of Foreclosure Action may be issued by the Town to the owner once the unpaid imposed fines have reached \$20,000.

Sec. 14-184. Municipal performance.

- (a) The ~~town~~ Town may take such steps as are necessary to abate blight ~~on any premises~~ in violation of Section 14-172 (3) (b) and/or (3) (d) of this article ~~per Conn. Gen. Stat. §7-148(c)(7)(H)(xv)~~ and after all appeal periods have expired.
- (b) In addition to any civil or criminal penalties as permitted by statute, the ~~property maintenance inspector~~ Property Maintenance Inspector is authorized to institute any and all legal proceedings before the superior court to compel compliance with this article.
- (c) In the event that the ~~property maintenance inspector~~ Property Maintenance Inspector prevails in any legal proceedings provided for herein, the violator shall be liable for all costs of bringing the property into compliance and shall further be liable for all legal costs incurred by the town in bringing the property into compliance, including its reasonable attorney's fees.

Sec. 14-185. Pending special permit, site plan or property sale exception.

- (a) Any blighted premises for which a building permit, special use permit, or site plan application is required in order to remediate the blighted premises shall be exempt from the provisions of this ordinance for a period of 30 days in order for the property owner or his designee to apply for any required building permit, special use permit or site plan approval, and shall be further exempt therefrom during the pendency of the review of such application by the municipal agency having jurisdiction.
- (b) Any blighted premises which has been sold to a bona fide purchaser shall be exempt from the provisions of this ordinance for a period of 30 days from the date of sale for any remediation work not requiring a building permit, special use permit, or site plan approval.
- (c) Any blighted premises which has been sold to a bona fide purchaser and which requires a building permit, special use permit or site plan approval for required remediation work, shall be subject to the provisions of subsection (a), above, commencing on the date of sale.

Sec. 14-186. Minimum standards.

- (a) The provisions in this article shall not be construed to prevent the enforcement of other statutes, codes, ordinances or regulations which prescribe standards other than are provided for in this article.
- (b) In any cases where a provision of this article is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance, regulation or other code of the town or state, the provision which establishes the higher standard for the promotion and protection of the health and safety, and property values of the residents shall prevail.
- (c) This article shall not affect violations of any other ordinance, code or regulation existing prior to the effective date of this code, and any such violations may be governed and continue to be punishable under the provisions of those ordinances, codes or regulations in effect at the time the violation was committed.

Sec. 14-187. Responsibility for compliance.

All persons subject to this article shall be jointly and severally obligated to comply with the provisions of this article. Whenever the person, as herein defined, is a corporation or other legal entity, the officers thereof shall be jointly and severally responsible with that corporation or other legal entity.

Sec. 14-188. Applicability.

Every privately owned property in the Town, including but not limited to, residential, nonresidential or mixed occupancy buildings and the land on which they are (or were) situated, used or intended to be used for dwelling, commercial, business or industrial occupancy, shall comply with the provisions of this article. Such compliance is required whether or not such-buildings have been constructed, altered or repaired before or after the enactment of this article. This article shall also apply to mobile home parks.

Secs. 14-189—14-210. Reserved.