

ORDINANCE NUMBER 12-17-18-5

AN ORDINANCE OF THE CITY OF NEW LONDON, CONNECTICUT, PROVIDING FOR REVISIONS TO THE CITY'S BLIGHT ENFORCEMENT ORDINANCE.

WHEREAS, the City of New London (hereinafter "City") has adopted a Blight Enforcement Ordinance; and

WHEREAS, the City wishes to amend the Blight Enforcement Ordinance relating to its enforcement, issues regarding abandoned, inoperable or unregistered motor vehicles, and to expand the definition of blight under said Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF NEW LONDON:

Section 1. That the Code of Ordinances of the City of New London be amended as follows:

A. That Section 13-152 (Definitions) be revised so that the definition of "*Blight, blighted condition, and blighted property*" reads as follows:

"Blight," "Blighted Condition," and "Blighted Property" shall be interchangeable terms and shall be when violations of the following City ordinances and Property Maintenance Code sections occur under the provisions of this Ordinance:

New London Property Maintenance Code Sections:

- 108.2 Closing of Vacant Structures.
- 301.3 Vacant structures and land.
- 302.1 Sanitation.
- 302.3 Privately Owned Sidewalks and driveways.
- 302.4 Weeds.
- 302.7 Accessory structures.
- 302.8 Motor vehicles.
- 302.9 Defacement of Property
- 304.1 Through and Inclusive of 304.18.3 General Exterior Structure.
- 307.1 Accumulation of rubbish or garbage.

City Ordinances:

- Ordinance re: Storefront Standards

B. That Section 13-156(a) (Enforcement: criminal violations and civil penalties. Criminal Violations) be revised to read as follows:

(a) *Criminal Violations.* Pursuant to General Statute §7-148(c)(7)(H)(xv), any person or entity who, after written notice and a reasonable opportunity to remediate blighted conditions as specified in Section V of this Ordinance, willfully violates Section III of this Ordinance, may be fined by the State of Connecticut not more than two hundred and fifty dollars (\$250.00) for each day for which it can be shown, based upon an actual inspection of the property on each such day, the blighted conditions continued to exist after written notice to the owner or occupant, as provided in Section V. This subsection is designated as a violation pursuant to General Statute §53a-27.

C. That Section 13-158 (Removal of abandoned, inoperable or unregistered motor vehicles) be revised to read as follows:

For all properties declared blighted within the meaning of this Ordinance as a result of the presence of an abandoned, inoperable or unregistered motor vehicle, which motor vehicle has remained abandoned, inoperable or unregistered on site for seven (7) days after notice by hand delivery or by certified mail, return receipt requested, to the last known address of the owner of the property on which such motor vehicle remains, or the owner of the abandoned motor vehicle, if different from the owner of the property requesting the removal of such motor vehicle, the City may arrange for the removal of the vehicle(s).

If after seven (7) days from the date of receipt of any notice the motor vehicle remains on the property, the City shall have the authority to arrange for the removal of the vehicle(s) from said property. The costs of the removal and storage of said motor vehicle or parts thereof and the costs of notices shall be borne by the owner of the property from which the motor vehicle or parts thereof are removed or, if the owner of the property is not the owner of the abandoned motor vehicle, by the owner of the abandoned motor vehicle; provided, however, that if the current owner of the motor vehicle cannot be found, said costs shall be borne by the owner of the property.

Any motor vehicle that is removed pursuant to this Ordinance may not be returned to the same property unless it has been made operable and has been registered.

Any person aggrieved by a notice requesting the removal of a motor vehicle or by the removal of same may, within fifteen (15) days of receipt of notice, appeal said ruling to the Citation Hearing Officer. Said appeal shall be heard and appeals may be taken from any such hearing in accordance with the procedures as set forth in General Statute §7-152c.

Section 2.

A. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

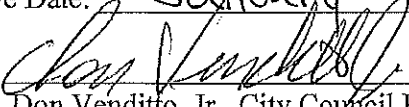
B. If any provision of this ordinance or the application thereof to any person or circumstances is held to be invalid, such invalidity shall not affect other provisions or applications of any other part of this ordinance that can be given effect without the invalid

provisions or applications; and to this end, the provisions of this ordinance and the various applications thereof are declared to be severable.

C. This ordinance shall become effective after its passage as set forth in Section 27 of the City of New London Charter.

Date Approved by City Council: Dec. 17, 2018

Effective Date: January 17, 2019

Signed: 
Don Venditto, Jr., City Council President

Countersigned: 
Jonathan Ayala, City Clerk

ORDINANCE NUMBER 12-17-18-4

AN ORDINANCE OF THE CITY OF NEW LONDON, CONNECTICUT, PROVIDING FOR A REVISION TO THE CITY'S PROPERTY MAINTENANCE CODE.

WHEREAS, the City of New London (hereinafter "City") has adopted a Property Maintenance Code; and

WHEREAS, the City wishes to amend the Property Maintenance Code regarding the provisions and requirements related to the closing of vacant structures and protective treatment of structures.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF NEW LONDON:

Section 1. That the Code of Ordinances of the City of New London be amended by amending Section 108.2 and Section 304.2 of the City's Property Maintenance Code to read as follows:

Section 108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order all openings closed or boarded up so as not to be an attractive nuisance and to protect the interior from damage or deterioration. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource. No structure openings boarded in accordance with this Section and Section 304.2 of this code shall remain boarded more than 180 days.

Section 304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies and decks shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces re-painted. All temporary boarded openings shall be maintained in accordance with Section 108.2 of this code and painted to match or enhance the façade. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.2.1 Protective treatment of boarding(s). All openings boarded in accordance with Sections 108.2 and 304.2 shall within thirty (30) days of initial boarding be covered and rendered by use of substantially weatherproof material and have the exterior appearance of the openings original design including glazing, frames and trim. All such board coverings must be approved by the code official prior to installation.

Section 2.

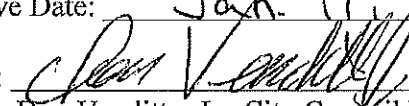
A. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

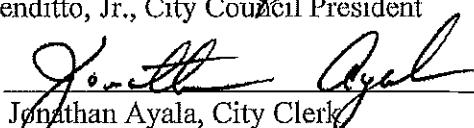
B. If any provision of this ordinance or the application thereof to any person or circumstances is held to be invalid, such invalidity shall not affect other provisions or applications of any other part of this ordinance that can be given affect without the invalid provisions or applications; and to this end, the provisions of this ordinance and the various applications thereof are declared to be severable.

C. This ordinance shall become effective after its passage as set forth in Section 27 of the City of New London Charter.

Date Approved by City Council: Dec. 17, 2018

Effective Date: Jan. 17, 2019

Signed: 
Don Venditto, Jr., City Council President

Countersigned: 
Jonathan Ayala, City Clerk