

ORDINANCE NO. 76

AN ORDINANCE CONCERNING REGISTRATION AND INSPECTION OF STRUCTURES CONTAINING MULTIPLE DWELLING UNITS

Section 1. The provisions of Town Ordinance number 68 are hereby repealed and the following is substituted in lieu thereof.

Section 2. For the purpose of this Ordinance a multiple dwelling unit is defined as a building or structure containing two (2) or more rental housing units.

Section 3. No owner of a building containing multiple dwelling units shall rent or lease any unit within such building before providing the Building Inspector or his designate with a list of all tenants residing in such building, and their individual unit or apartment numbers, which list shall be updated by the owner of said building within three (3) working days of the time a vacancy occurs.

Section 4. No multiple dwelling unit, once vacated, shall be re-occupied before the owner of the building containing such dwelling unit shall obtain from the Building Inspector or his designate a "permit for multiple dwelling unit occupancy" for the particular unit.

Section 5. The Building Inspector's office shall make available necessary forms for providing such list of tenants and for applying for such permit.

Section 6. Any such permit so obtained for a particular unit shall be valid only for a period of one (1) year from the date of issue or until the particular unit is vacated, whichever is longer.

Section 7. No such permit shall be issued until the Building Inspector or his designate has inspected the dwelling unit and approved such unit and its appurtenant facilities as being in conformity with all applicable State and Town codes and until a fee of \$15.00 per dwelling unit has been paid to the Building Inspector's office.

Section 8. Such inspection by the Building Inspector or his designate must be completed with three (3) working days from the date the application for a "permit for multiple dwelling unit occupancy" is filed or the requirement for such permit shall be considered waived.

Section 9. Any violation of a provision of this ordinance shall require upon conviction, a fine of \$99.00 for each day that such violation occurs.

Section 10. Exempted from the application of this Ordinance shall be buildings less than five (5) years old, hotels, motels, inns, lodging houses and rooming houses.

Section 11. Any person aggrieved by the action of the Building Inspector's office in enforcing this Ordinance shall have the right to appeal to the Superior Court as provided by the Connecticut State Statutes.

Section 12. Any owner of a building containing multiple dwelling units, which is not exempted from the application of this Ordinance, shall notify the Building Inspector's office within three (3) working days of any fire and obtain a new permit or permits of multiple dwelling unit occupancy as applicable, upon payment, of a \$15.00 fee for each rental dwelling unit and not to exceed \$50.00 per fire in said building.

Section 13. Each section, provision or requirement of this ordinance shall be considered separable, and the invalidity of any portion of this ordinance shall not affect the validity or enforceability of any other portion.

These ordinances shall become effective fifteen (15) days after publication in accordance with the Connecticut General Statutes, and the Plainfield Town Charter.

Dated at Plainfield, Connecticut, this 22nd day of August 1985.

Patricia Carroll
Municipal Clerk