

Adopted: 9/8/09

Effective Date: 9/25/09

**ADOPTION OF AMENDMENT TO CODE OF ORDINANCE PERTAINING TO
PROPERTY MAINTENANCE**

Sec. 5-52. Maintenance of exterior of premises--Duties of owners.

(a) It shall be the duty of all owners of premises to keep the exterior of the premises and all structures thereon free of all abandoned vehicles (unless the premises are a legal junkyard), nuisances, garbage, refuse, rubbish, infestations, and filth. The exterior of every structure or accessory structure (including fences and walls) shall be maintained free of broken glass, loose shingles, crumbling stone or brick, or other condition reflective of deterioration or inadequate maintenance. The outside structure walls shall not have any holes, loose boards, or any broken, cracked or damaged siding that admits rain, cold air, dampness, rodents, insects or vermin. Every building shall be maintained as to be weather and watertight. Where weekly curbside pickup of garbage, refuse and rubbish is not available, it further shall be the duty of every dwelling owner to provide a place reasonably calculated to maintain sanitary conditions and to minimize its exposure to public view before transfer for safe and sanitary disposal.

[(b) Beginning on May 1 and continuing to and through October 31 of each year, every owner of a property upon which a building exists, or of a property comprising a vacant lot in an approved subdivision or is otherwise buildable, fronting on a paved public road and provided with a public water and/or a public sewer lateral, shall be obligated to cut, to a height of not more than eight (8) inches, all grass, weeds and similar vegetation that otherwise is not planted as a crop to be harvested or not planted for ornamental purposes. This requirement shall be imposed upon all areas of said property located within twenty-five (25) feet of the street line of any paved public highway and within twenty-five (25) feet of any side yard property line adjoining a property on which a building or dwelling exists.]

(b) No owner of any premises shall permit any grass, weeds or similar vegetation not planted as a crop or for ornamental purposes to reach a height greater than eight (8) inches on any premises where a building or dwelling is located thereon or on any vacant lot in an approved and accepted subdivision.

(c) It shall be the duty of the chief building official to notify the owner in violation of any of the provisions of this section of the intention to abate the violation within ten (10) days. Notification of the violation shall be deemed complete by posting a notice of violation at the premises and sending a copy by regular mail to the owner of record on file in the assessor's office. If after notice, the owner fails to abate the conditions that constitute a violation of this section, the chief building official may order those conditions abated and certify the costs of abatement to the tax collector pursuant to Connecticut General Statutes §12-169b.