

Blight Enforcement



Brian McCann
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Make and enforce regulations for the prevention and remediation of **housing blight or blight upon any commercial real property**, including regulations reducing assessments and authorizing designated agents of the municipality to enter property during reasonable hours for the purpose of remediating blighted conditions, provided such regulations define blight and require such municipality to give **written notice of any violation to the owner** of the property and provide a **reasonable opportunity for the owner to remediate** the blighted conditions prior to any enforcement action being taken, except that a **municipality may take immediate enforcement** action in the case of a violation at a property that is the **third or more such blight violation at such property during the prior twelve-month period**, and

further provided such regulations shall not authorize such municipality or its designated agents to enter any dwelling house or structure on such property, and including regulations **establishing a duty to maintain property and specifying standards to determine if there is neglect; prescribe civil penalties** for the violation of such regulations of **not more than one hundred fifty dollars for each day that a violation continues** if such violation occurs at an occupied property, not more than **two hundred fifty dollars for each day that a violation continues** if such violation occurs at a vacant property, and not more than **one thousand dollars for each day that a violation continues at a property if such violation is the third or more such violation** at such property during the prior twelve month period, and, if such civil penalties are prescribed, such **municipality shall adopt a citation hearing procedure** in accordance with section 7-152c.

HB 6892

Connecticut House Bill

AN ACT CONCERNING MUNICIPAL BLIGHT ORDINANCES AND THE FINE FOR LITTERING.

To (1) remove the municipal population threshold for certain parties to petition the Superior Court for the appointment of a receiver for a blighted and abandoned property,

(2) allow municipalities to enact blight ordinances concerning both residential and commercial real property,

(3) increase the permissible fines for blight ordinance violations,

(4) increase the fine for littering to five hundred dollars,

(5) reduce notice requirements to lienors when a municipality remediates certain code violations, and

(6) remove certain blight violations from the infractions list.

- Draft and Adopt Blight Ordinance – Town Attorney
- Appoint Blight Officer – ZEO, Building Official, New Position
- Appoint Citation Hearing Officer – Perhaps Local Attorney
- Inspection – Photographs, Inspection Report
- Blight Warning Notice – Citations to Blight Ordinance, Specific Conditions, Time to Cure, Notice to Lienholders
- Citation –Service on Property Owner, Appeal/Hearing Right, Notice to Lienholders
- Blight Hearing
- Notice of Assessment
- Blight Lien



Before/After

Fine \$10,000; Demo \$900; Building
Permit \$9,600; Taxes \$16,200



Before/After

Fine \$9,600; Demo \$1,050; Building Permit \$16,200; Two 2 family houses with taxes \$26,300

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