

TOWN OF HARWINTON**ORDINANCE CONCERNING BUILDING PERMITS &
DELINQUENT TAXES**

SECTION 1. Pursuant to C.G.S. §7-148(c)(2)(B), as amended by P.A. No. 95-320, no building permit shall be issued for improvements to any real property, the property taxes for which are delinquent.

SECTION 2. In order to obtain a building permit, a property owner, contractor or other applicant must present evidence that all property taxes, including interest, lien fees, attorney's fees and costs of collection, are current. Such evidence may be in the form of a paid tax bill, cancelled check, or tax collector's receipt.

SECTION 3. This ordinance shall not apply to the following situations:

- a. Improvements ordered or required by any governmental authority for reasons of public health or safety;
- b. Improvements required to bring the property into compliance with the State Fire Safety Code, C.G.S. §29-291, et seq., as amended, the State Building Code, C.G.S. §29-251, et seq., as amended, or the accessibility requirements of the Americans with Disabilities Act of 1990, 42 U.S.C. §12101, et seq., as amended;
- c. Improvements deemed necessary by the Building Official for the health or safety of the occupants or the public; and
- d. Improvements previously covered under a building permit issued prior to the effective date of this ordinance, provided that such permit has not expired, been suspended or revoked.

SECTION 4. Any person aggrieved by a decision of the Building Official acting pursuant to this ordinance may appeal to Municipal Building Code Board of Appeals, and thence to the superior Court for the Judicial District of Litchfield, in the time and manner prescribed by C.G.S. §29-266, as amended.

SECTION 5. This ordinance shall take effect fifteen (15) days after publication in accordance with C.G.S. §7-157.

VOTED AT TOWN MEETING: October 1, 1996

PUBLISHED IN THE Waterbury Republican: October 4, 1996

EFFECTIVE DATE: October 19, 1996