

Property Maintenance Ordinance

Chapter 34

Adopted on: 01-09-2017

Section 1. Title

This Ordinance shall be known and cited as the "Property Maintenance Ordinance" of the Town of Veazie Maine, (hereinafter referred to as the Ordinance").

Section 2. Authority

This ordinance is adopted pursuant to the enabling provisions of Article VIII, Part 2, Section 1 of the Maine Constitution; the provisions of Title 30-A M.R.S.A. Section 3001 (Home Rule), and the provisions of the Planning and Land Use Regulation Act, Title 30-A M.R.S.A. Section 4312 *et seq.*

Section 3. Purpose

The purpose of this Ordinance is to get a minimum standard for the condition and maintenance of the exterior of all buildings and structures and the premises surrounding said buildings and structures, to include vacant lots. This Ordinance shall apply to all properties in the Town of Veazie.

Section 4. Maintenance Required

All buildings and structures, and all parts thereof, shall be maintained in a safe, sanitary and non-hazardous manner. All means of egress shall be kept in good working order. The exterior of all premises and the condition of all buildings, structures and components thereon shall be maintained so as to prevent and repair deterioration, so that the appearance thereof shall reflect a level of maintenance insuring that the property itself may be preserved safely, and that hazards to the public health and safety are avoided.

Violations of this Ordinance are established when it is demonstrated that conditions found contrary to this Ordinance create a risk to health and/or safety.

Section 5. Maintenance Standards/Premises and Yard Areas

1. All premises and yard areas shall be maintained in a safe and sanitary condition.
2. Weeds and grass shall be kept from becoming overgrown.
3. All yards, or lots shall be kept free of accumulations of trash, garbage, refuse, junk or other material which may cause a fire, health or safety hazard or may act as a breeding place for vermin.

Section 6. Enforcement

The Code Enforcement Officer of the Town of Veazie shall enforce the provisions of this Ordinance. In the event of a violation, the Code Enforcement Officer shall notify the property owner, serving a written notice by certified mail. Said notice shall explain the nature of the violation and allow no more than thirty (30) days from the date of the receipt of the notice to correct the violation. If the violation is not corrected within the required time allowed, the property owner shall be subject to penalties as set forth in Section 7. Appeals from enforcement may be made to the Board of Appeals in writing.

Section 7. Penalties

Any person who violates any provision of this Ordinance commits a civil violation punishable by a civil penalty of \$25.00 for each day the violation continues beyond allotted correction period as referenced in Section 6. In addition, the Town may pursue all remedies and relief available at law and/or inequity, including without limitation the remedies and relief provided in Title 30-A M.R.S.A. §4452.

Section 8. Maintenance After Casualty Damage

Within a period of ninety (90) days after casualty damage to property grounds or structures, the owner shall cause or contract for the repair or restoration of damaged areas and the demolition of any areas not to be repaired and the removal of all debris connected therein. The CEO may grant an extension under certain hardship conditions upon written request.

Section 9. Effective Date

This Ordinance shall be effective upon adoption by the Veazie Town Council.