

PS30.027

**ORDINANCE NUMBER _____ SUPPLEMENTAL
AMENDING CHAPTER § 146-33, § 146-35, ARTICLE II
OF THE CODE OF ORDINANCES, APARTMENTS, MULTIPLE DWELLINGS,
ROOMING HOUSES AND HOTELS,**

WHEREAS, Chapter 146, Article II of the Code of Ordinances contains provisions concerning the operation of Apartments, Multiple Dwellings, Rooming Houses, and Hotels with the City of Stamford; and

WHEREAS, Chapter 146, Article II, of the Code of Ordinances authorizes the Director of Health or such Director's agent to conduct certain inspections of such apartments, dwellings, rooming houses, and hotels; and

WHEREAS, it has been determined that Code of Ordinances, Chapter 146, Article II should be amended to provide for the addition of fees for such inspections by the Health Department; and

WHEREAS, it has been determined that a more efficient and effective manner of setting such fees would be by Resolution of the Board of Representatives as it may determine the need, from time to time.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF STAMFORD THAT:

Chapter 146, Article II of the Code of Ordinances of the City of Stamford is hereby amended by adding the following sections as follows:

Sec. 146-33. - Compliance required; certificate of occupancy.

Formatted: Underline

Rooming houses and hotels shall comply with all foregoing provisions of this chapter, except §§ 146-15 through 146-22 and 146-25, and with the additional requirements as provided in § 146-39.

A. No owner or other person shall occupy or let to another person any vacant dwelling or dwelling unit, rooming unit or hotel unit unless it and the premises are clean, sanitary, fit for human occupancy and comply with all applicable legal requirements of the state and the city.

B. No apartment in any multiple dwelling unit shall be occupied for human habitation after a vacancy and until a certificate of apartment occupancy has been issued by the Director of Health or his authorized representative, certifying that such apartment conforms to the requirements of this chapter and Chapter 352 of the General Statutes of Connecticut; provided that no provision of this chapter shall be construed to prohibit human occupancy of such apartment during the pendency of an application for such certificate. Any person aggrieved by the refusal of a certificate of apartment occupancy may appeal to the Superior Court, Judicial District of Fairfield, and such appeal shall be privileged.

C. No rent shall be recoverable by the owner or lessor of such apartment house for the occupation of any apartment for which a certificate of apartment occupancy has not been obtained prior to the rental thereof in violation of Subsection B of this section.

D. The provisions of Subsections B and C of this section shall not apply to any apartment house which has been constructed or substantially reconstructed within a period of fifteen (15) years next preceding the date such certificate of apartment occupancy would otherwise be required hereunder, not to any apartment house owned by a housing authority organized under the provisions of Connecticut General Statutes, Chapter 128, which has been constructed or altered pursuant to a contract with the federal government or the state providing for annual contributions or other financial assistance. Notwithstanding the aforesaid, this section is not intended to include nor shall it be construed to apply to:

(1) Buildings containing dwelling units as defined and created under the Unit Ownership Act of the State of Connecticut wherein seventy-five percent (75%) of such units are in individual ownership other than by the declarant; nor

(2) Dwelling units in single ownership and owned and leased under the cooperative form of ownership; ~~and multiple dwellings of three (3) units.~~

Sec. 146-35. –Fees.

A. Fees for inspections conducted pursuant to the provisions of this Article may be imposed as may be deemed necessary for the health and well-being of the citizens of the City of Stamford. The applicable fees shall be set by Resolution of the Board of Representatives.

B. All fees shall be paid prior to the issuance of new or renewal operating license. The Health Department shall not issue a new or renewal operating license unless there are no unpaid fines, penalties, or fees which are due and payable by the applicant or permittee.

C. The renewal of an operating license ~~that has been expired for 30 days to 59 days~~ shall require payment of an additional late fee of seventy-five dollars (\$75.).

D. The renewal of an operating license ~~that has been expired for 60 days or more~~ shall require payment of an additional late fee of ~~one hundred and fifty (\$150).~~ ~~A license that has been expired for 6 months or more shall be revoked and a placard indicating that th facility is operating without a license shall be placed in a visible location on the building.~~

Formatted: Indent: Left: 0.5", No bullets or numbering

Formatted: Table Normal1, Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: List Paragraph, No bullets or numbering

Formatted: Table Normal1, Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Table Normal1, Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"