

**AN ORDINANCE AMENDING CHAPTER 10. HEALTH AND SANITATION,  
ARTICLE II. BLIGHTED PREMISES OF THE CODE OF ORDINANCES  
OF THE CITY OF MILFORD**

**ARTICLE II.  
BLIGHTED PREMISES**

**Sec. 10-14. Title; declaration of policy.**

(a) This article shall be known as the "Anti-Blight Ordinance."

(b) It is hereby found and declared that there may exist within the City of Milford a number of real properties which are vacant and/or in a blighted condition and that the continued existence of such properties contributes to the decline of neighborhoods. It is further found that the existence of such properties adversely affects the economic wellbeing of the City and is detrimental to the health, safety and welfare of its residents. It is further found that many of the properties can be rehabilitated, reconstructed, demolished and/or reused so as to provide decent, safe and sanitary housing and ancillary commercial facilities, and that such rehabilitation, reconstruction, demolition and/or reuse would eliminate, remedy and prevent the adverse conditions described above.

**Sec. 10-15. Definitions.**

For the purpose of this article, the following words, terms and phrases shall have the following meanings ascribed to them:

ANTI-BLIGHT ENFORCEMENT OFFICER - The City of Milford Health Director or his designee.

BLIGHTED PREMISES - Any building, structure or parcel of land which is and continues to be in a state of disrepair and is becoming dilapidated.

BUILDING - A structure having a roof supported by columns or walls along whose outside face can be traced in an unbroken line for the complete circumference of the building, which is permanently affixed to a lot or lots for the housing or enclosure of persons, animals or chattels, and shall include each of the independent units into which it is divided by party walls.

COMMERCIAL BUILDING – A structure primarily designed or used, devoted to, held or leased for nonresidential purposes, commercial use and activity, including, but not limited to, hotels, retail space and office space. By way of example and not limitation, commercial use or activity includes buying, selling or leasing goods or services and any other activity carried on with the public, whether or not for profit. The term also includes ancillary real property, such as garages and warehouses.

STATE OF DISREPAIR or BECOMING DILAPIDATED -A building, structure or parcel of land that is in a condition which poses a serious threat to the safety, health and general welfare of the community, which may be evidenced by one or more of the following conditions:

- (a) Multiple missing, broken, or boarded up windows or doors; or
- (b) Inadequate maintenance as evidenced by structurally compromised foundation, collapsing or missing exterior walls, roof, gutters or damaged or missing siding; or
- (c) The presence of inorganic building materials, appliances, household furnishings, overgrown brush, shrubbery or overgrown grass of at least one foot situated on the premises; or
- (d) Extensive fire and/or water damage; or
- (e) Ongoing infestation, or conditions that are damaged, decaying, or deteriorating so as to allow or promote infestation, by rodents or other pests; or
- (f) Excessive garbage or trash on the property; or
- (g) Inoperative or unregistered motor vehicles or inoperative boats parked or stored on the premises unless garaged on the property; or
- (h) Lots, such as commercial parking lots, or open storage areas left in a state of disrepair or abandonment; or
- (i) Vacant buildings or structures left unsecured or unguarded against unauthorized entry; or
- (j) Any condition causing substantial depreciation of the property values in the neighborhood, or which is a fire hazard as determined by the Fire Marshal or his designee or is attracting illegal activity as determined by the Police Department, or is a public nuisance as defined in Section 11-13.

STRUCTURE - Anything constructed or erected which requires location on the ground or attachment to something having a location on the ground.

**Sec. 10-16. Creation or maintenance of blighted premises prohibited.**

No owner of real property located in the City of Milford shall allow, create, maintain or cause to be created or maintained, any blighted premises.

**Sec. 10-17. Enforcement.**

The City of Milford Health Department shall be charged with the enforcement of this article.

**Sec. 10-18. Determination of blighted conditions; notice of violation.**

(a) The Anti-Blight Enforcement Officer may enter upon any property in the City of Milford to enforce this article and if violations are found shall provide the property owner with a notice of violation under this article by leaving a copy of such notice of violation with the property owner or affixed to the premises. He shall also send a copy of the notice of violation by certified mail, return receipt requested to the property owner's last known address. The Anti-Blight Enforcement Officer shall make available a form which the general public may utilize to file a complaint of a potentially blighted premises.

(b) The notice of violation shall contain those criteria set forth in Section 11-23, Subsections (1) through (5) of the City of Milford Code of Ordinances.

(c) Upon determination of the Anti-Blight Enforcement Officer that a blighted condition exists, the Anti-Blight Enforcement Officer shall notify appropriate City departments and agencies, including but not limited to the Human Services Department.

(d) The Anti-Blight Enforcement Officer may determine that a violation constitutes the third or subsequent such violation at a property within the preceding twelve-month period. For purposes of this section, “violation” means a violation of any municipal blight ordinance or regulation for which the municipality has issued a notice of violation and, either:

- (1) The municipality has determined that the conditions creating the violation were previously cured; or
- (2) One hundred twenty (120) days have elapsed from the issuance of the notice of violation and the conditions creating the violation have not been cured; or
- (3) When three or more conditions constituting such violations exist simultaneously at a property.

**Sec. 10-19. Anti-blight enforcement citations, penalties for offenses; citation procedures.**

(a) Anti-blight enforcement citations. If any violation remains unabated after thirty (30) days, following the issuance of a notice of violation any police officer, anti-blight enforcement officer, building official, fire marshal or other person designated by the Mayor is hereby authorized to issue a citation. Notwithstanding the foregoing, upon the determination of a third or subsequent violation at the same property within any twelve-month period, any police officer, anti-blight enforcement officer, building official, fire marshal or other person designated by the Mayor is hereby authorized to immediately issue a citation without first being required to provide any additional notice of violation or opportunity to cure.

(b) Penalties for offenses: Violations of the provisions of this Article shall be punishable by fines for each day a violation continues to exist after the date certain established by the Anti-Blight Enforcement Officer to remedy the violation. Said fine shall constitute a lien upon the property in accordance with Connecticut General Statutes Section 7-148aa.

(1) The fine assessments shall be as follows:

- (a) Upon real property containing six or fewer dwelling units, of not more than one hundred fifty dollars (\$150) at an occupied property; or upon real property containing six or fewer dwelling units, of not more than two hundred fifty dollars (\$250) at a vacant property; and not more than one thousand dollars (\$1,000) 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; or

(b) Upon real property containing more than six but fewer than forty dwelling units, not more than ten cents (\$0.10) per square foot of each residential building upon such real property; or

(c) Upon real property containing forty or more dwelling units, not more than twelve cents (\$0.12) per square foot of each residential building upon such real property; or

(d) Upon any commercial real property, not more than ten cents (\$0.10) per square foot of any commercial building upon such real property for each day that a violation continues.

(c) Time period by which a fine must be paid if not contested. The final period for the uncontested payment of any citation under this Chapter shall be thirty (30) days after the mailing or delivery of the citation.

(d) The procedures established in the City of Milford Code of Ordinances, Chapter 1, Article II. Citation Procedures shall apply to citations issued under this Chapter.

**Sec. 10-20. Failure of owner to abate.**

(a) Upon failure of the owner to abate any violation of this section, the Anti-Blight Enforcement Officer may enter or cause to be entered upon the land and abate such violations at the sole cost and expense of the owner. Such cost and expense thereof shall constitute a lien upon the property and may be foreclosed by the City of Milford. Additionally, as defined in Section 10-18, 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, the City of Milford is authorized by Connecticut General Statutes Section 7-148(c)(7)(H)(xv) to take immediate enforcement action, including but not limited to, the immediate issuance of a citation.

(b) No action for trespass shall be levied against the Anti-Blight Enforcement Officer or his agents for any act performed in the furtherance of this article.

**Sec. 10-21. Appeals procedure.**

Appeals from the action of the Anti-Blight Enforcement Officer shall be in accordance with Section 11-24 of the City of Milford Code of Ordinances. At the expiration of the appeal period or conclusion of any appeal, in addition to any other remedies, the Anti-Blight Enforcement Officer may refer the matter to the State's Attorney's Office for enforcement.

2084-9832-4227, v. 3

DATED AT MILFORD, CT THIS 3RD DAY OF JUNE 2026

ATTEST: PETER C. SMITH, CITY CLERK