**CHAPTER 25-H**

**Property Maintenance**

ADPOTED JUNE 12, 2018

Chapter 25-H Title AMENDED, Section 3. ADOPTED, Sections 4 & 5 renumbered

AMENDED NOV 5, 2019

**Section 1. Purpose and Scope.** The purpose of this Ordinance is to set a minimum standard for the maintenance of the premises, surrounding areas of said premises, buildings, structures, vacant lots and access by public safety personnel in the event of an emergency or happenstance.

**Section 2. Maintenance Standards for Premises and Yard Areas.** All properties in the Town are subject to the following requirements:

1. All premises and yard areas shall be kept maintained in a safe condition.
2. All fences and gates surrounding a property shall be kept maintained in a good condition and functioning use.
3. All yards or lots shall be kept free of accumulations of trash, garbage, refuse, junk or other material which may cause a hazard to public health, sanitation and safety or may act as a breeding place for vermin
4. All areas around vacant buildings shall be kept free of overgrowth of vegetation.
5. Except as provided for by state statute or in other regulations, no inoperative motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled for a period of time greater than 180 days.
6. Except as provided for by state statute or in other regulations, 2 or more unregistered vehicles on the property are not allowed for a period of time greater than 180 days.
7. Anyone placing trash out at the street shall put trash into a trash can/receptacle with lids. Owners of rental properties and multifamily dwellings shall provide trash cans/receptacles with lids for the occupants of their buildings for placement of their trash disposal.
8. Trash cans/receptacles shall not be placed out for curbside pickup more than twenty-four (24) hours prior to the day before the scheduled pickup.
9. No household furniture or appliances shall be placed outside for disposal unless it is during the scheduled spring clean-up.
10. All buildings shall be maintained to comply with the requirements of town ordinances and state statutes.

**Section 3. Damaged Property**

If a building, damaged or destroyed by fire or other causes, is deemed by the Code Enforcement Officer, Health Officer and/or the Fire Chief to constitute a hazard to the safety and/or health of the community, the Code Enforcement Officer shall notify the property owner in writing via certified mail with return receipt requested and by first class mail with certificate of mailing. The building shall be repaired or demolished within six (6) months of the date of receipt of the Code Enforcement Officer’s letter or after the building is released from the insurance company or investigators. If demolition is required, a demolition permit is required from the Code Enforcement Officer and all materials must be disposed of in accordance with all municipal, town and federal law.

In the event of damage or destruction so extensive as to necessitate substantial replacement or rebuilding, rather than repair, an application for a building permit may be made at any time after the date of such casualty, to be issued subject to all other applicable provisions of the ordinances.

Section 4. Enforcement. The Code Enforcement Officer of the Town of Rumford shall enforce the provisions of this Ordinance. In the event of a violation, the Code Enforcement Officer shall notify the property owner by serving a written notice by certified mail with return receipt requested, by first class mail with certificate of mailing or in hand at the premises. 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 4.

Section 5. Penalties. Any person who violates any provision of this Ordinance after receiving notice of such violation pursuant to Section 3 above shall be liable for civil penalty of a minimum of $100.00 up to $2,500.00 for each violation. Each day the violation continues shall constitute a separate violation as referenced in Maine State Law. In addition, the Town may pursue all remedies and reliefs available by law without limitations. A person convicted of a violation shall also be responsible for legal fees and costs of the Town in bringing prosecution of the violation.