TOWN OF DURHAM, CONNECTICUT
30 TOWN HOUSE ROAD
DURHAM, CT 06422
PHONE (860) 349-3452

Town of Durham
Blight Enforcement Procedures

The Town of Durham's Blight Ordinance was adopted on 2/5/2023 in accordance with the provisions of Section 7-148(c)(7)(H)(xv) of the Connecticut General Statues, as amended. To view the ordinance in its entirety, please visit the Code of Ordinances page on the Town's website.

The blight ordinance was adopted as a means to define, prohibit, and abate blight so as to protect the public health, safety, and welfare of the town, promote the remediation of blighted premises, and have the ability to address situations where blighted premises have a demonstrated impact on property values.

The following procedures will be followed to manage complaints.

As provided under the ordinance, the Town of Durham has appointed one or more Blight Enforcement Officers (BEO's) to investigate complaints made in compliance with the blight ordinance.

The enforcement procedure for the blight ordinance may arise from complaints or be based on observations of a BEO while conducting normal work activities which can result in the filing of a complaint by the BEO. Anonymous complaints will not be accepted.

Complaints must be documented using the Complaint Form provided by the town (the form is attached below). This Complaint Form must be signed by the complainant and mailed to the First Selectman's office at the address listed above.

Whenever the Blight Enforcement Official determines that a complaint is justified and there has been a violation of the blight ordinance, the BEO may give an informal notice of such violation to the person responsible, as hereinafter provided. Such Notice shall be in writing, shall set forth the violations of the ordinance, shall specify a final date for the correction of any violation, shall be mailed to the owner of the property, and/or the occupant as the circumstances warrant. The Notice shall contain an outline of remedial action which, if taken, will effect permanent compliance with the provisions of the ordinance.

If an informal notice is issued by the BEO and the violation is not corrected, the BEO may proceed to issuance a citation in accordance with Section 1-12 of the Durham Code of Ordinances which includes a first notice of citation issued under 1-12 (c) with an opportunity to make an uncontested payment. If a first notice is issued and an uncontested payment is not received within 30 days, the BEO may within 12 months of the expiration of the uncontested payment period issue a second citation notice in accordance with Section 1-12 (d) which would include notice of a right to a hearing on the citation. If a hearing is requested in accordance with the ordinance, a Citation Hearing Officer appointed by the First Selectmen shall hold a hearing.. Durham Code Section 1-12 (g) establishes the appeal and citation hearing process for all appeals under this provision. The designated blight enforcement official shall attend the hearing if requested by the alleged violator in accordance with Section 1-12 (g).

Each separate offense under the blight ordinance shall have a penalty or fine of up to $50 per day. The designated enforcement official or the citation hearing officer is not permitted to waive any assessed fines.

Payment of the assessed fine, penalty or the issuance of a lien will not relieve the property owner from the responsibility to correct the blighted condition(s).

The provisions of the blight ordinance shall not be construed to prevent the enforcement of other statutes, codes, ordinances, or regulations which prescribe standards other than those provided in the blight ordinance.

In any case where a provision of the blight ordinance is found to be in conflict with a provision of any zoning, building, fire safety or health ordinance, regulation or other code of the Town or State, the provision which establishes the higher standard for the promotion and protection of the health and safety shall prevail.

All fines are to be made payable to the Town of Durham at the Town Clerk's office. A dated receipt will be required as proof of the payment. Proof of the correction of the blighted premises will require a site visit by the designated Town official who issued the notice of violation and citation. A written statement confirming that the blighted conditions were corrected will be submitted by the designated Town official to the First Selectman's office for final approval.

Town of Durham, Connecticut
P.O. Box 428, Durham, Connecticut 06422-0428
(860) 349-8253

Blight Complaint Form

Please complete the below form, upon completion please mail it to the First Selectman's Office at the address provided above, and your form will then be directed to a Blight Enforcement Officer. This form is in accordance with the Durham, CT Blight Ordinances adopted 2/5/2023.

Anonymous complaints will not be addressed (please include your name in the form below). Once your form is submitted, you will receive a confirmation email with your responses. To add any supporting documents/pictures, please email them separately to mmeeker@townofdurhamct.org.

This form must be fully completed. Incomplete forms will not be accepted.

Email address _____

Date (MM/DD/YYYY) _____/_____/_____

Your Name _____

Your Address _____

Blight Property Address (if unknown, closest possible address/street name)

_____

The property is: ☐ Residential ☐ Commercial ☐ Unknown

Provide us with a brief description of the condition of the property:

_____

_____

_____

Does the condition of this property pose a safety concern?

☐ Yes ☐ No

To the best of your knowledge, how long has the property been in this condition?

_____

I certify that all information provided in this complaint is accurate to the best of my knowledge.

Complainant Signature: _____