



**Luke A. Bronin**  
**Mayor**

February 22, 2023

Honorable Maly D. Rosado, Council President, and  
Members of the Court of Common Council  
City of Hartford  
550 Main Street  
Hartford, CT 06103

**RE: Hartford's Rental Licensing Program**

Dear Council President Rosado,

In 2021 the City embarked upon an ambitious program to proactively license all residential buildings with three or more units for rent, ensuring compliance with the City's housing, health, fire, blight and other applicable code standards. The Rental Licensing Program (RLP) is unprecedented in its scope compared to any initiative of other cities in Connecticut.

This initiative is being implemented by our Department of Developmental Services Rental Licensing and Housing Inspection teams and other applicable City code enforcement units. As the team has moved forward with the implementation of the new RLP initiative, we have identified adjustments that we believe are necessary for the effective implementation and enforcement of the RLP. The attached draft ordinance proposes a number of amendments to the RLP, i.e., to Chapter 18 of the Municipal Code, Article II.

These changes will, among other things, allow additional time for the City to process and inspect all dwellings subject to the RLP. It extends the rental license application deadlines of each type of residential unit, except for dwellings that have a Citation for five or more violations within a 90-day period in the last 2 years, which dwellings may be accelerated into the program at any time. The City will reserve its right to advance enforcement against any dwelling owner with multiple violations in citation.

By establishing a balanced and achievable timeline for full implementation of the RLP, we can more effectively achieve full participation of all property owners—and to enforce uniform penalties for any who refuse to comply.

This proposal also clarifies that the fees charged for a rental license apply to each residential unit, whether occupied or vacant at the time of an initial or renewal licensing inspection. It provides discretion to the Director of Licensing and Inspections to waive penalties and fees for good cause—but only for properties in good standing. It also adds a new requirement that property owners must provide and keep current the name and contact information of a person(s) responsible to respond to emergencies or complaints on a 24/7 basis.

Finally, the proposal makes uniform the duration of Rental Licenses for all dwelling types at four years, while extending the duration for those dwellings already licensed to four years from July 2023. And importantly, it allows suspension or revocation of a Rental License upon any owner's refusal to consent within 21 days to any inspection required by the Rental License ordinance.

Thank you for your consideration of these necessary adjustments to this important and highly valuable initiative. The Department of Development Services will be happy to answer any questions you may have.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Luke A. Bronin".

Luke A. Bronin  
Mayor

**550 Main Street**  
**Hartford, Connecticut 06103**  
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Introduced by:

Luke A. Bronin, Mayor

HEADING  
AND  
PURPOSE

AN ORDINANCE AMENDING CHAPTER 18, ARTICLE II OF THE HARTFORD  
MUNICIPAL CODE

COURT OF COMMON COUNCIL,  
CITY OF HARTFORD

February 27, 2023

Be It Ordained by the Court of Common Council of the City of Hartford:

That Chapter 18, Article II of the Hartford Municipal Code be amended as follows:

**Sec. 18-20. Application required for rental license.**

- A. An owner operating or seeking to operate housing containing three (3) or more housing units, or otherwise allowing such housing to be occupied, shall apply to the director of licenses and inspections, on an application form to be provided for that purpose, for a license, provided that the following housing shall not be subject to the preceding requirement to apply for a license where the owner affirmatively declares the applicable exemption and provides proof in a form requested by the Director of Licenses and Inspections at the time when an application would otherwise be required:
- (1) Housing containing three (3) or fewer housing units, which is occupied by an owner.
  - (2) A dormitory facility owned and operated by a college or university and inhabited primarily by students of such college or university.
  - (3) A parsonage facility owned and operated by a non-profit religious organization and inhabited by bona fide employees of such organization.
  - (4) Housing containing dwelling units created under the Common Interest Ownership Act, the Condominium Act, or the Unit Ownership Act of the State of Connecticut, wherein seventy-five percent (75%) of such units are in individual ownership by distinct entities other than by the declarant or by any other single owner.
  - (5) Housing owned by a housing authority organized under the provisions of G.S. chapter 128 and constructed or altered pursuant to a contract with the federal government or the state providing for annual contributions or other financial assistance.
  - (6) Housing that is subject to inspection and licensure by the State of Connecticut Departments of Public Health, Children and Families, Mental Health and Addiction Services, or Development Services pursuant to the Connecticut General Statutes or the Regulations of Connecticut State Agencies.
- B. Notwithstanding subsection A of this section 18-20, to effectuate the purposes of this chapter and to ensure the orderly processing of applications, no license for a dwelling or dwelling unit shall be required:
- (1) Prior to July 1, [2024] but no later than October 31, 2026 for buildings containing three (3) dwelling units.
  - (2) Prior to July 1, [2023] but no later than October 31, 2025, for buildings containing four (4) to nine (9) dwelling units.
  - (3) Prior to July 1, [2022] but no later than October 31, 2024, for buildings containing ten (10) to thirty-nine (39) dwelling units.
  - (4) Prior to July 1, [2021] but no later than October 31, 2023, for buildings containing forty (40) or more dwelling units.

On any date between the effective date of this ordinance and July 1, [2024] 2026, the director of licenses and inspections may demand that the owner of any dwelling with five (5) or more violations of this chapter for which citations have been finally issued (without further administrative appeals available) within [a] any ninety-day period within the preceding two year period submit an application for a license within [the ninety (90)] sixty (60) days after the notice of such demand is sent, even if such demand would accelerate the date on which an initial application would otherwise be required by this chapter.

- C. Notwithstanding subsection A of this section 18-20, to effectuate the purposes of this chapter and to ensure the orderly processing of applications, no license for a group living dwelling or group living unit shall be required[:
- (1) Prior to July 1, 2023, for a temporary shelter facility.
  - (2) Prior] prior to July 1, [2022] 2023, for group living and residential care.
  - (3) Prior to the effective date of this ordinance or the expiration of an applicable current rehabilitation home

license, whichever is earlier, for group living for health reasons.]

On any date between the effective date of this ordinance and July 1, 2023, the director of licenses and inspections may demand that the owner of any group living dwelling with five (5) or more violations for which citations have been finally issued (without further administrative appeals available) within [a] any ninety-day period within the preceding two year period submit an application for a license within the [ninety (90)] sixty (60) days after the notice of such demand is sent, even if such demand would accelerate the date on which an initial application would otherwise be required by this chapter.

D. Notwithstanding subsection A of this section 18-20, to effectuate the purposes of this chapter and to ensure the orderly processing of applications, no license for a hotel [or hotel] shall be required prior to the effective date of this ordinance or prior to the expiration of an applicable current hotel license, whichever is earlier.

E. Notwithstanding subsection A of this section 18-20, to effectuate the purposes of this chapter and to ensure the orderly processing of applications, no license for a rooming house or a rooming unit shall be required prior to the effective date of this ordinance or prior to the expiration of an applicable current rooming house license, whichever is earlier.

(Ord. No. 15-19, 10-28-19)

### **Sec. 18-21. Application period.**

A. The director of licenses and inspections shall accept applications for licenses for the following types of housing or housing units at any time:

- (1) New housing or new housing units that have received a certificate of occupancy within the preceding year, provided that a Rental License may be granted without inspection upon the Division of Licenses and Inspections receipt of a complete application and fees as required under this Article.
- (2) Housing previously subject to an exemption, which no longer qualifies for said exemption due to change in occupancy, ownership, or other circumstance. [Housing or housing units that were vacant for a period of sixty (60) days or more preceding the date of the application.
- (3) Housing or housing units that are subject to a valid license but are to be owned or operated by someone other than the owner or operator holding the license.]

B. [The director of licenses and inspections shall accept applications for license renewals at any time until October 31, 2021; thereafter, to] To provide sufficient time for the issuance of licenses and for appropriate inspections, the application period for license renewals shall take place between July 1 and October [1] 31 of each year. The director of licenses and inspections may, in his or her discretion, subject to staffing and availability, accept applications for license renewals at other times.

(Ord. No. 15-19, 10-28-19)

### **Sec. 18-22. Application fees.**

A. The fees for applications for licenses required by this chapter shall be as[follows:] provided below. Unit fees listed apply to all units, whether occupied or not at the time of application or inspection.

- (1) Dwelling unit license: three (3) to nine (9) dwelling units: sixty dollars (\$60.00), plus fifty dollars (\$50.00) per dwelling unit.
- (2) Dwelling unit license: ten (10) to thirty-nine (39) dwelling units: sixty dollars (\$60.00), plus forty-five dollars (\$45.00) per dwelling unit.
- (3) Dwelling unit license: forty (40) or more dwelling units: sixty dollars (\$60.00), plus forty dollars (\$40.00) per [apartment] dwelling unit.
- (4) Group living license: two hundred dollars (\$200.00), plus thirty dollars (\$30.00) per group living unit, [provided that in the case of a temporary shelter facility, the license fee shall be two hundred dollars (\$200.00)].
- (5) Hotel license: two hundred dollars (\$200.00), plus thirty dollars (\$30.00) per hotel unit.
- (6) Rooming house license: five hundred dollars (\$500.00) for one (1) to six (6) rooming units, seven hundred fifty dollars (\$750.00) for seven (7) to twelve (12) rooming units, and one thousand dollars (\$1,000.00) for more than twelve (12) rooming units.

[(7)]

B. Failure to submit an application for a license as required under this article, including failure to submit a complete application and failure to submit a license renewal application within the applicable application period set forth in section 18-21B of this chapter, will result in an additional fee of one thousand dollars (\$1,000.00) per application required, in addition to other penalties that apply for violating this chapter, which shall include penalties described in sections 18-104(A) and 18-104(C). The Director of Licenses and Inspections may waive the additional fees and/or other penalties required by this subparagraph if the Director, in his or her sole discretion, determines that there was good cause for the failure to submit a complete or timely application, except that in no case may the Director waive additional fees or other penalties for an owner who has three (3) or more citations that have been finally issued (without further administrative appeals available) against the owner for any of the owner's property within the boundaries of the City of Hartford within a period of two years prior to the application.

[B.] C. Application fees include an initial housing code inspection and an initial fire code inspection [two (2) inspection visits]. Additional inspections [shall] may be charged to the applicant in accordance with the fees set forth in article III of this chapter.

[C.] D. License application fees shall be nonrefundable.

(Ord. No. 15-19, 10-28-19; Ord. of 3-14-22, § 2)

### **Sec. 18-23. Application procedures.**

- A. An application for a license required by this chapter shall consist of an application form, attachments required by the application form, and supplemental materials required by the director of licenses and inspections.
  - B. Such application shall be considered complete [and ready for processing] only if it is submitted in the required number and form, includes all required information, does not contain significant inaccuracies or omissions, does not contain multiple minor inaccuracies or omissions, and is accompanied by the required fee amount (including the license application fee as well as the fee for any inspections conducted in accordance with article III of this chapter).
  - C. The director of licenses and inspections shall identify the date on which a complete application was submitted. Such date shall be deemed to be the submission date of the application.
  - D. An application must be signed by the individual owner or, where owned by an entity, a minimum of one principal [, the operator (if distinct from the owner), and the city resident acting as the registered agent (if distinct from the owner and operator)].
  - E. In addition to information to be submitted by the application form, the director of licenses and inspections may require the submission of additional information, documentation, and evidence, including but not limited to a circumstance where such information, documentation, and evidence is reasonably necessary to assess the veracity of the contents of the application, to ensure that the appropriate scope of review is undertaken, and to ensure sound decision-making as required in section 18-25 of this code.
  - F. The director of licenses and inspections may, in his or her discretion, refer any application, attachment, or supplemental material to any city or state official, including but not limited to the chief of the fire department, the zoning administrator, the director of planning, the director of housing, the director of the department of health, or their designees, for guidance, analysis, evaluation, inspection, and recommendations relevant to the decision on granting the license.
  - G. Prior to the issuance or renewal of a license, the housing or housing unit to be licensed must comply with the provisions of this chapter. Compliance may be determined by an inspection conducted by the City in accordance with article III of this chapter. Such inspections may occur on any building subject to licensure under this Article at the direction of the Director of Licenses and Inspections, even absent submission of an application. The director of licenses and inspections may accept inspections conducted by a state or federal agency in accordance with a state or federal housing program.
  - H. A separate application must be filed for each building containing any dwelling, group living dwelling, hotel, or rooming house.
  - I. In all cases, the burden is on the applicant to show that an application complies with all applicable review or approval criteria.
  - J. It shall be a violation of this chapter for an applicant to provide false or misleading information on any application submitted hereunder.
- (Ord. No. 15-19, 10-28-19)

### **Sec. 18-24. Application form.**

The application form for a license for the operation of housing or housing units shall require the submission of the following information:

- A. The contact information, consisting of full legal name, address, telephone number, email address (if any), and full legal name of the owner and registered agent, and the operator (if any).
  - (1) *Name*. In the case where the owner or operator is a partnership, the name of the managing partner must be provided, but if there is no managing partner, the names of each general partner must be provided. In the case of a limited liability company, the name of the managing member and the name of the agent(s) registered with the State must be provided. In the case of a corporation or other business entity, the name of the president, the name of the secretary, and the name of the agent(s) registered with the State of said business entity must be provided. In the case of a trust, the name of at least one (1) trustee must be provided. In the case of an estate, the name of the executor, administrator, conservator, or other fiduciary responsible for the estate must be provided.
  - (2) *Address*. An address must be a location described by the full street number, if any, the street name, the city or town, and the state, and not a mailing address such as a post office box. If the owner or owners are a person or people who do not reside in the city, each owner must provide his or her residential or bona fide business address that is a physical address and not a post office box. In the case of a partnership, limited liability company, corporation, or other business entity, each registered agent must provide his or her residential or bona fide business address that is a physical address and not a post office box, and the address of each other individual required to be named in subsection (1) of this section must be provided.
  - (3) *Registered agent*. In the case of an owner-occupant, the registered agent shall be a human being who is a resident of the city who shall act as the agent of the owner-occupant for the receipt of violation notices and for service of process issued pursuant to the provisions of this chapter, where such owner-occupant is absent from the city for thirty (30) or more days. In the case of a nonresident owner, the registered agent shall be, in the case of a rooming house, a human being who is a resident of the city, or in the case of any other type of housing, a human being who is a resident of the State of Connecticut, who shall act as an authorized agent of the owner for the receipt of violation notices and for service of process issued pursuant to the provisions of this chapter.
- B. A copy of a driver's license or comparable state-issued photo identification showing the name, photo, and



address of the owner or owners required to be named in section 18-24(A)(1) and the address of the registered agent and operator (if any), or an affidavit with the name of the owner or owners required to be named in section 18-24(A)(1) stating that the business address given is a bona fide business address that is a physical address and not a post office box.

- C. The full legal name, address, telephone number, and email address (if any) of the person or persons responsible for emergency response related to the subject property who can be reached at any time as needed, changes to which must be reported to the Department of Licenses and Inspections within 24 hours [of each mortgagee and lienholder of record, and any assignees.]
  - D. The number of rooms in the building, the number of housing units, and the number of persons proposed to be accommodated or allowed in each housing unit.
  - E. [For the application of an initial license for rooming houses, group living dwellings, the plan of each floor of the building, drawn to a scale of not less than one-quarter-inch to a foot, showing all fire escapes, stairs, halls, bathrooms, kitchens, lighting, screens, plumbing fixtures, flooring materials, trees and vegetation, location and size of all windows, the location and dimensions and square footage of habitable rooms and the exits of each floor and showing the number of persons proposed to be accommodated or allowed on each floor, with the intended use of every room in the building written on the plan. Unless the building is exempt by the State Fire Code, the plan shall include sprinklers in the common areas, and in housing units and areas as required by code.] A heating facility inspection report, dated within the twelve (12) months preceding the application submission date and indicating that the heating facility for such premises has been inspected within the last year by a person licensed to design, construct or repair a heating facility and that such heating facility meets the requirements of this chapter, except that no such report shall be required for a heating facility that has a City Building Department certificate of approval for all primary components and is ten (10) years old or less.
  - F. [For dwellings with ten (10) or more dwelling units, group living dwellings, hotels, and rooming houses, a copy of a valid certificate of insurance showing general liability and innkeeper's liability insurance with coverage of at least one million dollars (\$1,000,000.00) of general liability and one million dollars (\$1,000,000.00) of excess liability. Such certificate of insurance shall provide that no cancellation will be made without thirty (30) days' notice to the city director of licenses and inspections.]
  - [G.] A lead risk assessment report by a certified lead inspector documenting that the housing or housing unit is lead safe for buildings constructed before 1978, if a unit is being or will be rented to an individual the age of six (6) years or younger. Where the owner affirmatively declares that no unit is or will be occupied by an individual under the age of six (6) years and provides proof in a form requested by the Director of Licenses and Inspections, the requirement of a lead risk assessment report may be waived.
  - [H]G. At the discretion of the director of licenses and inspections, a description of rubbish disposal facilities (including recycling), extermination and pest control plans and practices, energy efficiency plans and practices, water efficiency plans and practices, snow removal plans, and, if applicable, other sustainability measures, lead paint evaluations, and landscape and weed control plans.
  - [I]H. If available, a copy of the latest energy efficiency audit completed for the housing or the housing unit.
  - [J. A heating facility inspection report, dated within the twelve (12) months preceding the application submission date and indicating that the heating facility for such premises has been inspected within the last year by a person licensed to design, construct or repair a heating facility and that such heating facility meets the requirements of this chapter, except that no such report shall be required for a heating facility that for all primary components is ten (10) years old or less.]
  - [K]I. The signature of the applicant, including the owner, certifying to the truthfulness and accuracy of the information tendered and an acknowledgement that there will be penalties for false representation.
- (Ord. No. 15-19, 10-28-19; Ord. of 3-14-22, § 3)

## **Sec. 18-25. Decision-making on an application.**

- A. Decision-making criteria considered by the director of licenses and inspections shall include:
  - (1) Satisfaction of application requirements.
  - (2) Satisfactory [R]results of any inspection conducted.
  - (3) Compliance with any applicable life safety code, such as the State Building Code, Housing Code or the State Fire Safety Code, provided that lack of compliance shall result in an immediate denial, except where the lack of compliance is solely technical in nature and does not impact life safety. In the case of a lack of compliance deemed technical by the Director of Licenses and Inspections or the City's Fire Marshal, a conditional approval may be granted, provided that the technical lack of compliance is remedied within sixty (60) calendar days.
  - (4) Adequate provision (number), operability, and general condition of supplied amenities and fixtures, including but not limited to heat, heated water, lighting, plumbing, bathrooms, and kitchens.
  - (5) Overall condition of the building and premises, including the presence of fire hazards, infestations, lead paint, or any other material regulated in this chapter.
  - (6) In the case of a renewal, number and nature of violations documented during prior inspections or visits by any officer of the city or State.
  - (7) Whether applicant or property owes any fees, fines, or taxes to the city [or State].
- B. When an application for a license for housing or housing units pursuant to this chapter is complete, the director of licenses and inspections shall review the application and shall approve, approve with conditions, or deny the application.
  - (1) An approval of the application will result in the issuance of a license.
  - (2) An approval with conditions of the application will result in the issuance of a license, subject to

- [reasonable] conditions that the applicant must satisfy in order to obtain and maintain the license.
- (3) A denial will result in no license.
- (a) Where the building is denied a license and is not occupied, the units may not be rented until a subsequent application is filed and license approved.
- (b) Where the building is occupied, the owner is subject to any and all applicable fines, penalties, and other enforceability provisions of Chapter 18 of the Hartford Municipal Code until a subsequent application is filed and license approved.
- C. Notice of decisions shall be provided to applicants.
- D. The director of licenses and inspections shall make best efforts to render a decision on an application within [thirty (30)] sixty (60) days of the date on which the applicant has submitted a complete application. If the city fails to render a formal decision by such date, a temporary license shall be deemed to have been issued while the application review proceeds, provided, however, that if the owner or owners allow occupancy of the housing prior to such formal decision, the owner or owners shall hold the city harmless and may not recover from the city for damages or losses that may result if the formal decision is a denial.
- (Ord. No. 15-19, 10-28-19)

### **Sec. 18-26. Changes to information in application.**

- A. Within thirty (30) days of a change in any of the information required in an application for a rental license, such change must be submitted to director of licenses and inspections, in the same format, with the same required documents required by section 18-24. Following review, the Director of Licenses and Inspections may (1) accept the change and incorporate it within an existing rental license, (2) require reinspection before making a decision on acceptance, or (3) require a full and complete new application, including fees, and the attendant approval process as set forth in this Article. A change in address of a registered agent shall not be accepted by the director of licenses and inspections if it purports to change the address of the registered agent to a location otherwise prohibited by this code. [Any increase in the number of rooms in the building, the number of housing units, or the number of persons proposed to be accommodated or allowed in each housing unit shall not be permitted without a full and complete new application to the director of licenses and inspections.]
- B. Pursuant to section 18-30 of this code, certain changes in information may result in revocation of a license.
- (Ord. No. 15-19, 10-28-19)

### **Sec. 18-27. Effect of license.**

- A. A license provides the right to operate the housing or housing units as set forth in the application, as amended or supplemented pursuant to section 18-26 of this code.
- B. Upon receipt of the license, and for the terms and duration and subject to the conditions of the license, an owner of housing or housing units may operate the housing or housing units, as applicable, and otherwise allow the housing or housing units to be occupied.
- C. The issuance of a license shall not relieve the owner and operator of the responsibility to make general repairs pursuant to chapter 9 of the code, maintain fire protection equipment pursuant to chapter 13 of the code, manage solid waste pursuant to chapter 15 of the code, maintain housing standards consistent with chapter 18 of the code, maintain and preserve historic housing as required by chapter 28 of the code, repair and clear of sidewalks and public ways pursuant to chapter 31 of the code, maintain landscaping (including trees and green infrastructure) pursuant to the zoning regulations and chapter 28 of code, and perform other responsibilities required by any other law, rule, or regulation.
- D. Failure to obtain a license or the operation of housing without a license as required by this chapter shall be a violation of this chapter and may result in fines and penalties as prescribed herein, and each housing unit that is occupied without such a license shall be a separate violation.
- E. A valid and unexpired license shall be deemed to be a certificate of apartment occupancy for the purposes of satisfying the requirement established in G.S. § 47a-57. No application for or issuance of a separate certificate of apartment occupancy is required of any building which is licensed pursuant to this Article.
- (Ord. No. 15-19, 10-28-19)

### **Sec. 18-28. Transferability of license.**

- A. Licenses for dwellings, dwelling units, hotels, [and] hotel units, group living, group living units, rooming houses, and rooming units shall automatically be transferred to a subsequent owner, subject to satisfaction of the requirements of section 18-26, upon transfer of the applicable property. A quit claim, warranty or other deed form shall be sufficient to accomplish that transfer even if the deed does not specifically mention the transfer.
- [B. Licenses for group living, group living units, rooming houses, and rooming units are not transferable.]
- (Ord. No. 15-19, 10-28-19)

### **Sec. 18-29. Duration of license.**

- A. A license shall start upon the effective date indicated in the notice of approval of the application, or if no effective date is indicated, on the date on the notice of approval.
- B. [For group living facilities and group living units, and rooming houses and rooming units, every new license, and every license renewal, shall be effective for a maximum of one (1) year, starting from the date of issuance of the license until the first October 31 following the date of issuance, unless earlier suspended or revoked pursuant to section 18-30 of this code, except that licenses issued on or before June 30, 2023, for a temporary

- shelter facility may in the discretion of the director of licenses and inspections be valid until October 31, 2024; licenses issued on or before June 30, 2022, for a group living and residential care may in the discretion of the director of licenses and inspections be valid until October 31, 2023; and licenses issued on or before June 30, 2021, for group living for health reasons may in the discretion of the director of licenses and inspections be valid until October 31, 2022.
- C. For hotel and hotel units, every new license, and every license renewal, shall be effective for a maximum of two (2) years, starting from the date of issuance of the license until the second October 31 following the date of issuance, unless earlier suspended or revoked pursuant to section 18-30 of this code. except that licenses issued for a hotel or hotel units on or before June 30, 2021 may in the discretion of the director of licenses and inspections be valid until October 31, 2023.
- D. For dwellings and dwelling units, every] Every new license, and every license renewal, shall be effective for a maximum of four (4) years, starting from the date of issuance of the license until the fourth October 31 following the date of issuance, unless earlier suspended or revoked pursuant to section 18-30 of this code, provided that any such license granted following an application submitted prior to July 1, 2023 will be effective through October 31, 2027.
- (Ord. No. 15-19, 10-28-19)

### **Sec. 18-30. Suspension or revocation of license.**

- A. The director of licenses and inspections shall provide notice of a [pending] decision of the suspension or revocation of a license pursuant to section 18-100 of this chapter, except in emergency situations identified in section 18-102, in which case no such notice shall be required prior to a suspension or revocation being effective.
- B. A suspension of a license may result in an order by the director of licenses and inspections to cease some or all licensable activities until such reasonable time as set by the director of licenses and inspections to cure a violation under this chapter or other reason provided by the director of licenses and inspections.
- C. A revocation of a license shall result in the permanent ceasing of all licensable activities until and unless another license is obtained. In such a circumstance, the director of licenses and inspections may order occupants (if any) to vacate, and such occupants shall be relocated pursuant to state statutes and section 18-110.
- D. A license for housing or housing units, whether issued pursuant to previous ordinance provisions related to the licensing of housing or issued pursuant to current ordinance provisions, may be suspended or revoked by the director of licenses and inspections for significant and repeated instances of the following activities or occurrences:
- (1) Violation of any provision of this ordinance or other applicable law, rule, or regulation.
  - (2) Failure to comply with any applicable life safety code after written notice and opportunity to cure in accordance with article IX of this chapter, such as the State Building Code, Housing Code, [or] the State Fire Safety Code, or any of the State laws and regulations pertaining to housing, including but not limited to [regarding] lead poisoning prevention and control.
  - (3) Abandonment of the licensed activities, as indicated by licensed housing or housing units being vacated for a period of sixty (60) days or more, unless such vacancy is caused by reasons beyond the owner's control such as damage by flood, fire or storm and owner is diligently working to repair such damage.
  - (4) Conducting, or knowingly allowing to be conducted, illegal activities on the premises as such activities may be documented by police reports.
  - (5) [Loss, failure to renew, cancellation, or reduction of insurance coverage shown on the insurance certificate required to be provided with the license application.]
  - [(6)] Loss, failure to renew, or cancellation of any document granting authority to an authorized agent to act on behalf of an owner or operator, where the director of licenses and inspections reviewed and approved such document.
  - [(7)]6 Refusal by the owner to consent to inspections requested by the director of licenses and inspections within 21 days. The owner is responsible for notifying all occupants of the date of any inspection required under this Article to obtain access as required by Connecticut General Statutes Section 47a-16.
  - [(8)]7 Property taxes for the housing or housing unit, or any fixtures or personal property contained therein or housed thereon, are delinquent.
- E. In making a decision to suspend or revoke a license, the director of licenses and inspections must exercise reasonableness and discretion in considering the criteria in section 18-25A of this code, and: the severity of the threat to health, safety, and general welfare; remedial measures that have been taken by the owner or operator; the timeline for remedial action to be taken; and other facts and information as may be provided to him or her by city and State officials and by members of the general public, including occupants and owner.
- F. Notice of suspension or revocation shall be in writing.
- G. Suspension or revocation of a license may also result in the appointment of a receiver responsible for the collection of rents pursuant to G.S. § 47a-56a.
- (Ord. No. 15-19, 10-28-19)

### **Secs. 18-31—18-39. Reserved.**

This ordinance shall take effect upon adoption.

