

180. AN ORDINANCE WITHHOLDING BUILDING APPLICATION APPROVAL FOR PROPERTY WHEN TAXES ARE DELINQUENT (INITIALLY APPROVED MARCH 1, 2010, FINALLY APPROVED APRIL 5, 2010)

Be It Ordained by the City Council of the City of Groton:

Pursuant to Connecticut General Statute §7-148(2)(B) approval of all applications for building permits, driveway permits, certificates of occupancy, or other building applications made to the building official of the city shall be withheld when taxes, charges or assessments imposed by the municipality are delinquent for the property for which an application was made. As used in this section, the term "other building application" applies only to commercial and industrial properties and shall include any application for mechanical or electrical permits;

Definitions:

Delinquent Amounts is defined as: Any delinquent real or personal property taxes, any delinquent sewer assessments or usage charges or any delinquent water assessments or usage charges, and any interest, fees and charges thereon as determined by the Tax Collector of the Town of Groton or other authorized body.

Issuance of Permit Procedure:

The following procedure is hereby established to implement this section:

- a. No official or agent of the City of Groton or any member of any board, office, department, commission or agency thereof shall approve an application for or issue a certificate of occupancy, zoning, building, inland wetlands, driveway or any other permit for the use of or improvements to real property until such time as the Building Official verifies that no Delinquent Amounts exist on the property for which the certificate of occupancy, zoning, building, inland wetlands, driveway or any other permit is sought.
- b. The Building Official shall maintain a current list of delinquent taxpayers in the Building Office. Said list shall be obtained from the Tax Collector of the Town of Groton or other duly authorized official and updated at the request of the Building Official no later than every quarter.
- c. At the time any such application for a certificate of occupancy, zoning, building, inland wetlands, driveway or any other permit is filed, the person responsible for issuing said certificate or permit shall refer to the most recent list of delinquent taxpayers to determine if the subject property is on the list. Any subject property on the list shall be denied a permit until the following items have been submitted to the Building Official:
 1. A certification from the Tax Collector that any delinquent real and personal property taxes as increased by interest, fees and charges or from whatever other authority relative to items other than real and personal property taxes have been paid or

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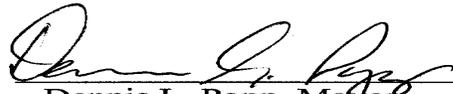
2. A certification from the Tax Collector that the taxpayer has entered into an acceptable agreement with the Tax Collector for the payment of the delinquent real and personal property taxes as increased by interest, fees and charges or from whatever other authority relative to items other than real and personal property taxes; provided, however, that the failure of such taxpayer to pay the delinquency in accord with such agreement shall entitle the building official to revoke the permit under which work at the property is proceeding and to refuse to issue further certificates in connection therewith until full compliance has been certified by the tax collector.
- d. The Building Official may grant a building application for or issue a certificate of occupancy, zoning, building, inland wetlands, driveway or any other permit for the use of or improvements to real property without the payment of Delinquent Amounts if s/he certifies in writing, as part of the file, that an emergency, health or safety concerns exist that warrant the grant or, that the work proposed is to comply with the order of a local authority having jurisdiction.
 - e. The Building Official of the City of Groton and Tax Collector of the Town of Groton, subject to the approval of the Mayor and Town Manager respectively, shall develop any necessary forms to implement this section.

WHEREAS, this Ordinance was published in The Day, a newspaper having general circulation in the City of Groton on March 4, 2010 and March 5, 2010;

THEREFORE, BE IT RESOLVED that the Mayor and Council Finally Approve “An Ordinance Withholding Building Application Approval for Property when Taxes are Delinquent”.

Initially Approved: March 1, 2010

Finally Approved: April 5, 2010


Dennis L. Popp, Mayor


Debra Patrick, City Clerk