

**TOWN OF SIMSBURY
PUBLIC HEARING NOTICE**

Notice is hereby given that the Board of Selectmen will hold a public hearing on Wednesday, November 13, 2013 at 7:00 p.m. in the Main Meeting Room of Town Hall, 933 Hopmeadow Street, Simsbury, CT 06070 to receive public comment concerning the proposed Amendment to Simsbury Code of Ordinances, Section 123-7 concerning the correction of blight ordinance violations by the Town. Copies of the proposed changes can be found on the Town of Simsbury's website, www.simsbury-ct.gov on the Board of Selectmen's page. Hard copies are available at the Town Clerk's Office, 933 Hopmeadow Street, Simsbury, CT.

Public Hearing Date: Wednesday, November 13 at 7:00 p.m.

**TOWN OF SIMSBURY
BOARD OF SELECTMEN
AMENDMENT TO CODE OF ORDINANCES
Section 123-7**

1. Code of Ordinances Section 123-7 is hereby repealed and the following revised Section 123-7 is hereby adopted in lieu thereof. Modifications to the Section are in bold.

§ 123-7. Correction of Violation by Town.

(a) **Pursuant to General Statutes §7-148ff**, in the event any owner, agent, tenant or person in control of real property shall fail to abate or correct any violation specified in any notice, after the issuance of an enforcement citation for such failure, which citation has become final through the failure of such owner, agent, tenant, or person in control of real property to appeal from the issuance of such citation, or by such appeal being sustained, the Town of Simsbury, acting through its Blight Prevention Officer, may cause or take such action as is necessary to correct such violation. **Such Blight Prevention Officer, or his or her agent, may enter the property during reasonable hours for the purpose of remediating blighted conditions, provided such officer or agent shall not enter any dwelling house or other structure.** The cost to take such action shall be **subject to a lien against the real property of the owner pursuant to General Statutes §49-73b and shall be** a civil claim by the Town against such owner, agent, tenant, or person responsible for such property, and the Town Attorney may commence an action on behalf of the Town of Simsbury to recover all costs, expenses and fees, including attorney's fees, incurred by the Town relating to the violation.

(b) **The Blight Prevention Officer shall give notice of the determination that the right of entry is authorized. Notice shall be sent by certified mail, return receipt requested to the last known address of the property owner. Said notice shall give the property owner no less than ten (10) days from the date of the notice to remedy the blighted condition prior to the exercise of the right of entry.**

(c) As set forth in General Statutes §7-148ff, there is a board established consisting of the Blight Prevention Officer, the Finance Director and the Tax Assessor to determine when the exercise of the right of entry for a particular property is authorized under this section.

2. This section shall take effect twenty-one (21) days from its adoption.