Withholding approval of building permits when taxes are delinquent

TOWN OF EAST WINDSOR   ORDINANCE 99-1

ORDINANCE concerning withholding approval of building permits when taxes are delinquent.

WHEREAS, Connecticut General Statutes 7-148 authorizes the establishment of a procedure for withholding of approval of a building application when taxes are delinquent for the property for which the application is made; and

WHEREAS, a building application includes, but is not limited to an application for a building permit, certificate of occupancy, mechanical permit, electrical permit and the like.

NOW THEREFORE BE IT ORDAINED:

1.   No building application shall be approved by the Building Official for the Town of East Windsor until the applicant provides the Building Official with a statement in writing from the Office of the Tax Collector for the Town of East Windsor that there are no delinquent taxes, sewer assessment fees and sewer user fees, interest or lien fees owed on such property for which an application is made, or provides a statement in writing from the Office of the Tax Collector of the Town of East Windsor that the owner of the property for which an application is made has entered into a payment plan approved by the Tax Collector to pay off any delinquent taxes, interest or lien fees owed on such property.

2.   The Building Official may accept a current paid tax bill as proof that delinquent taxes are owed, in lieu of such inquiry.

3.   The Building Official shall withhold any building permit until the delinquent taxes, sewer assessments, sewer user fees, etc. interest and lien fees are paid in full and acceptable proof of payment has been provided to the Building Official.

4.   The Building Official may grant a requested building application without satisfaction of payment of delinquent taxes, interest and lien fees if the Building Official certifies, in writing as part of the file, that an emergency exists affecting the health or safety of the occupants of a building upon which property the building application is sought.