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C/O Anti-Blight Enforcement
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Anti-Blight Program

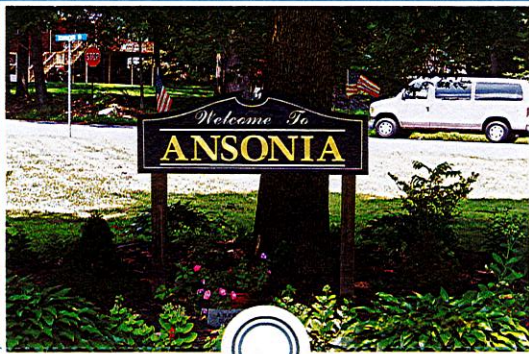


**Report Blighted
Properties:**

(203) 736-5960



STOMP OUT BLIGHT!



Ansonia's Anti-Blight Program

WHAT IS BLIGHT?

Generally speaking, the term "blight" refers to a deteriorated condition or something that causes harm or damage. Ansonia's anti-blight program provides a much more precise definition of what constitutes "blight." This definition is found in **Section 13-48** of the Ansonia Code, and should be reviewed by all property owners.

Some Examples of Blight: garbage or abandoned vehicles on premises; furniture left outdoors; overgrown grass at least one foot in length; clothing hanging from trees; graffiti.

WHY IS ANSONIA CONCERNED ABOUT BLIGHT?

A blighted property negatively impacts the entire community that surrounds it. In the case of commercial properties, blight may discourage visitors from shopping in business districts. For residential properties, blight can destroy property values and interfere with residents' right to enjoy their neighborhoods. Most importantly, blight represents a threat to the health and safety of the entire community, from owners themselves, to tenants, neighbors and even emergency service personnel.

PENALTIES FOR BLIGHT

Ansonia's anti-blight program sets a fine of \$100.00 for each day a blighted condition exists. The fine increases to \$250 per day after 30 days. If unpaid, these fines will be converted to a lien that will remain in place until paid.

The blight enforcement officer may also issue a civil infraction for failure to comply with a blight remediation order.

CLEAN AND LIEN

Ansonia has adopted what has been referred to as a "clean and lien" program for property owners who fail to comply with blight removal orders in a timely manner. After at least 10 business days the city may utilize independent contractors to enter a blighted premises and perform remediation. The cost of the clean-up will be converted into a lien and placed on the property,

The remediation work ordered by the city may range from picking up garbage and cutting grass to demolishing a blighted premises in its entirety.

It should be noted that, due to financial and practical constraints, not all blighted properties will be eligible for the "clean and lien" program. Such properties will continue to accrue a daily fine.

TIME TO COMPLY

The process begins when the blight enforcement officer sends a written notice of violation to the property owner. This notice will initiate a \$100 per day fine on the property. Importantly, the property owners has 10 days from receipt of the notice to file an appeal with the city.

SPECIAL CONSIDERATION

Senior citizens, low income and disabled residents are given special consideration under Ansonia's anti-blight law.

Every effort is made to work with such residents to remediate their properties at minimal or no expense. For this reason Ansonia is organizing a core of anti-blight volunteers to perform cost-free remediations for eligible property owners.

SPIRIT OF THE LAW

The goal of Ansonia's anti-blight law is not to be punitive, but rather to achieve remediation of blighted conditions in the most expedient manner possible. Blight enforcement staff and hearing officers are instructed to put a priority on working with property owners —not against them —to reduce blight in our city.

Property Cleaned
By



**Ansonia
Anti-Blight
Program**

Mayor David Cassetti

Yard signs indicating a property remediated by the City of Ansonia