CHAPTER 14,

Certificate of Occupancy -- Enforcement

Section

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§ 1330. Definitions

For the purpose of this chapter, the terms, phrases, words and their derivations shall have the meaning set forth in Title 9 of the Revised Ordinances of Rutland.

A business day shall be any day except Saturday, Sunday or legal holidays, between the hours of 8 a.m. and 5 p.m.

§ 1331. Application for certificate of occupancy; issuance

Written application for a certificate of occupancy shall be required before any family and/or persons transfer ownership or move into a dwelling or dwelling unit located wholly or partially in the City of Rutland. Said application shall be made to the building inspector of the City of Rutland. Such certificate shall be issued to the owner, employee or agent of an owner, or a lessor, provided all the requirements as hereinafter set forth have been met.

§ 1332. Compliance with city law

Before the building inspector or his delegated representative shall grant said certificate, it shall be determined that the dwelling or dwelling unit is in compliance with all local laws, rules and regulations pertaining to housing standards, zoning ordinances and building codes.

§ 1333. Building inspector; duties

(a) The building inspector shall be the enforcement officer under the provisions of this chapter, and shall have the right at reasonable times, to enter any dwelling or dwelling unit in the city for the purpose of determining whether the dwelling or dwelling unit is entitled to a certificate.

(b) If within three business days after receipt of said application, the building inspector finds that the dwelling or dwelling unit does not meet the requirements as herein before set forth, and within such times files in the office of the Rutland city clerk a written notice to such effect and delivers or mails a copy thereof to the applicant and to the owner of the premises, the building inspector shall not issue such certificate until the improvements or repairs are made. The notice shall set forth specifically the reason or reasons why the certificate is denied.

(c) Any person aggrieved by a decision of the building inspector shall have a right to appeal pursuant to Vermont State Law.

§ 1334. Certificate required before inhabiting dwelling

No owner, or an employee or agent of an owner, or a lessor, shall live or permit any person to live in a dwelling or a dwelling unit until a certificate of occupancy has been issued, if an application therefor has been denied within the time and in the manner herein provided.

In the event the premises are not inspected and the application denied within the time, and in the manner herein provided, the building inspector shall thereafter promptly make the inspection herein provided, and give the aforesaid notice to the owner of said premises, who shall make such repairs or

improvements as soon as reasonably possible, and notify the building inspector upon the completion thereof.

§ 1335. Penalties

(a) Any owner of a dwelling or dwelling unit, lessor or other person, who violates any of the provisions of this chapter shall pay a civil penalty of not less than $100 nor more than $500 for each offense.

CHAPTER 15

Certificate of Compliance Upon Sale - Repealed No. 177

§ 1341. - 1349. Repealed No. 177