

FOR IMMEDIATE RELEASE

**TOWN PASSES ORDINANCE ESTABLISHING NONRESIDENT OWNER-LANDLORD
REGISTRATION PROVISIONS**

On December 2, 2014, Mayor Joseph Maturo, Jr. recommended and the East Haven Town Council passed a new town ordinance that requires any nonresident Owner-Landlord of occupied or vacant residential real property to file with the Department of Planning & Zoning the current contact information for the owner of said property or the current contact information of the agent for property in charge of the building. The registration of such contact information will assist the Zoning Department for the purposes of enforcing property maintenance standards or other violations and for emergency circumstances which necessitate that contact be made with the owner-landlord.

The ordinance defines owner-landlord as the owner of a dwelling unit which is rented or leased to an individual or business (lessee or renter) and who does not reside at that location or within the geographic boundaries of the Town of East Haven. During the next several weeks, the Planning & Zoning Department will be sending out letters and forms to these property owners informing them of the need to complete the initial filing within 60 days from receipt. The registration is free; however failure to register or to notify the Town of future changes can result in monthly fines as prescribed in the ordinance.

Mayor Maturo said "Frequently landlords who need to be contacted concerning property maintenance issues or other violations are extremely difficult to locate, as many rental or leased properties are set up under limited liability corporations, which sometimes frustrate our officials' efforts to communicate with them. In addition as the economy still struggles to recover, properties that become vacant frequently become the responsibility of financial institutions or property management agents and become the subject of zoning violations and/or "blight" complaints from their neighbors. This legislation will hold landlords accountable and will assist us in sustaining property values and the quality of life for neighbors of problem properties."

The ordinance also requires all nonresident owner-landlords or agents to give contact information to any tenants, to ensure that the tenants have such information in case of emergency. The town intends to make the completed database available to its Public Safety Dispatchers, which should also assist greatly in emergency situations.

Any affected property owners, management companies or financial institutions may refer questions to the Town's Planning & Zoning Department at 203-468-3349.

For more information, contact Planning & Zoning Department at 203-468-3349 or Frank Gentilesco, Jr. at 203-468-3371.