



General Assembly

January Session, 2003

Amendment

LCO No. 7547

SB0107107547HD0

Offered by:

REP. O'BRIEN, 24th Dist.

To: Senate Bill No. 1071

File No. 305

Cal. No. 610

(As Amended by Senate Amendment Schedule "A")

"AN ACT CONCERNING PLANNING AND ZONING."

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. (NEW) (*Effective October 1, 2003*) Any municipality that
4 finds a violation of any housing, building, fire or health code or anti-
5 blight ordinance with respect to any real property located in such
6 municipality, as evidenced by a judgment in an action to enforce such
7 violation, may file a notice of such violation on the land records of the
8 municipality. Such notice shall specify the nature of such violation and
9 any enforcement action taken by such municipality in response to such
10 violation, including the imposition of any fine. In addition to any other
11 penalties and remedies available at law, upon the filing of such notice,
12 the owner of record of such real property as of the date of the filing of
13 such notice shall remain liable to the municipality for any fine imposed
14 by such municipality, notwithstanding any transfer of such real

15 property by such owner of record. Upon the abatement of such
16 violation or satisfaction of such judgment, the municipality shall file a
17 notice of such abatement or satisfaction on the land records of the
18 municipality. If no such notice of abatement or satisfaction is filed, any
19 person to whom such real property is transferred by such owner of
20 record after the date of the filing of such notice of violation shall be
21 liable to the municipality for the costs of abating such violation to the
22 same extent as the liability of such owner of record prior to the
23 transfer, except that it shall be an affirmative defense in any action
24 under this section that the person to whom such real property is
25 transferred had no actual knowledge of such transfer."