



CITY OF NEW BEDFORD

In the Year Two Thousand and Eighteen

AN ORDINANCE

Amending Chapter 6, Buildings and Other Structures

31- 509

Be it ordained by the City Council of the City of New Bedford as follows:—

SECTION 1. Chapter 6, Article I, is hereby amended by inserting the following section after section 6-4:

Section 6-5. Posting of Notice.

- (1) Every owner of a non-owner occupied building located within the City of New Bedford shall post, and keep posted in a conspicuous place in a main public area in said building, a notice, at least six by eight (6 x 8) inches in size, setting forth the owner's name, address, and telephone number. If the owner is a realty trust or partnership, the name, address, and telephone number of the managing trustee or partner shall be posted. If the owner is a corporation, the name, address, and telephone number of the president of the corporation shall be posted. Where the owner employs a manager or agent who does not reside in such dwelling, such manager or agent's name, address, and telephone number shall also be included in the notice. Post office boxes do not satisfy the address requirement of this section.
- (2) Such notice need not be posted if a building is a one-family house, or if the building is a two- or above- family house, and the owner of the building resides in the building. However, the owner shall furnish each tenant with the information required in subsection (1) above.
- (3) Any person, firm, corporation or trust who violates, disobeys, neglects or refuses to comply with any of the terms of this section shall be guilty of a violation and be subject to a fine of not more than three hundred dollars (\$300.00). Each day a violation continues shall be deemed a separate offense.

Section 2.

This ordinance shall take effect in accordance with the provisions of Chapter 43 of the General Laws.



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

January 4, 2018

City Council President Linda M. Morad &
Honorable Members of the New Bedford City Council
133 William Street
New Bedford, MA 02740

Re: Proposed Neighborhood Quality Ordinance Changes

Dear Council President Morad and Honorable Members of the City Council:

I am submitting for your consideration three proposed ordinance changes that are designed to improve our city's neighborhoods.

The first ordinance change would lower the number of valid police complaints necessary for a property to be designated a problem property from eight to four. As you know, once a property is designated as a problem property, future police response costs can be assessed to the property owner. By decreasing the number of triggering complaints from eight to four, we will be able to target problem properties more quickly and spur property owners to take more prompt action against tenants who are causing problems for the neighborhood..

The second ordinance change would add a section to the City Code that would require the owners of non-owner occupied buildings (except single family houses) to post the contact information of the property owner and manager or agent in a conspicuous place in the building's main public area. The goal of this ordinance is to ensure that tenants and City personnel can contact the owners and managers or agents of a property when problems arise. Our code enforcement inspectors have found that the inability of tenants and inspectors to contact landlords directly is a persistent challenge in many neighborhoods.

The third ordinance change would amend the existing "clean and lien" ordinance, Section 12-41, so that property owners have only five days, as opposed to fourteen, to dispose of litter that is a source of filth or that is dangerous to the public health, safety, or welfare. This ordinance change will reduce the time that city residents have to live among littered properties.

I look forward to working with you to pass these ordinance changes and to continue to improve New Bedford's neighborhoods.

Sincerely,


Jon Mitchell
JFM/crc