

**TOWN OF ANSON
BUILDING NOTIFICATION ORDINANCE**

SECTION 1. PURPOSE

The purpose of this Ordinance is to ensure that the Town's Board of Assessors have the information they need in order to conduct the Spring assessing of properties and to enhance public safety by promoting safe and sanitary housing.

SECTION 2. AUTHORITY

This Ordinance is adopted pursuant to and consistent with the Municipal Home Rule Powers as provided for in Article VII, Part 2, Section 1 of the Constitution of the State of Maine and Title 30-A M.R.S.A., Section 3001.

SECTION 3. REQUIREMENTS

A building notification form shall be obtained for any activity listed in paragraph 4 below before any work, construction, or development is started. The Notice of Intent to Build must be filed with the Town Office prior to the building of the structure. The Notice of Intent to Build must be filed on forms made available by the Town Office. Filing may be completed in person during hours when the office is open or via mail. There shall be no fee charged for the filing. Plumbing, shoreland, and any other applicable permits, which may be required for a building, must be obtained prior to filing a notice to build.

SECTION 4. LIMITATIONS

- 4.1** Building notice forms shall be required for the following types of activities, projects, or construction:
- A. Construction of new or replacement buildings and new additions over 100 square feet.
 - B. Relocation of existing building.
 - C. Installation of dwelling unit, mobile home, trailer, or manufactured home.
 - D. Expansion of a non-conforming structure.
 - E. Installation of internal plumbing and subsurface waste disposal systems (permits to be issued only in accordance with the State Plumbing Code).
- 4.2** A notice of intent to build is not required for the following:
- A. Building a structure under 100 square feet.

- B. Deck or patio.
- C. Interior alterations.
- D. Maintenance and normal upkeep including but not limited to painting, re-roofing, replacement windows and siding.

4.3 A filed Notice is good for two years provided that construction is started within one year of filing.

SECTION 5. PENALTY and ENFORCEMENT

The penalty for failing to file a Notice of Intent to Build prior to the building or remodeling of a structure shall be \$500 plus any legal cost associated with collecting penalties. The Board of Selectmen shall be responsible for the enforcement of this ordinance.

SECTION 6. VALIDITY and SEVERABILITY

Should any section or provision of this ordinance be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of this Ordinance.

SECTION 7. EFFECTIVE DATE

This ordinance shall become effective on March 9, 2002.

Hearing Date: February 12, 2002

Adopted: March 9, 2002

Attest:

Katharine Leeman
Anson Town Clerk