

Town of Rockingham
Bellows Falls Village Corporation



**Office of the Municipal Manager
Wendy Harrison**



Town Hall, 7 Square
PO Box 370
Bellows Falls, VT 05101
Voice: (802) 463-3964 Fax: (802) 463-1228
Email: manager@rockbf.org

Housing Challenges Facing Rockingham & Bellows Falls

How the State Could Support our Efforts:

- **Provide additional Fire Inspectors and more training opportunities for our staff**
- **Do not remove the Town's ability to enforce local health codes without giving us enough time to institute a code enforcement program**
- **Encourage education in the trades (we need more plumbers and electricians)**
- **Funding for property owners (especially landlords) for property improvements**
- **Funding for renters to transition to owners**
- **Improve public transportation to offset the housing cost burden**

Background:

The majority of rental housing is in Bellows Falls (78%), with Saxtons River (7%) and the Town (15%) filling in the remainder. The number of rental housing units by type in Bellows Falls as identified in the 2017 grand list are:

Single-family	122
Two-family	288
Three/four-family	375
Five+ (complexes)	<u>275</u>
Total	1060

The Health Officer receives approximately 1-3 calls per week for health/safety issues in rental housing. Many of these are repeat calls for problematic properties and most are for units in 3-4 family buildings. (Single and two family houses produce few complaints and 5+ units are generally commercially managed.) In instances where there is active conflict between the landlord and tenant, inspections become exponentially more difficult as uncooperative parties resist basic steps to achieve compliance.

We have lost rental housing because it was located in "unsafe buildings." In the last three years, the Town assumed several costly projects when the owners were either unable or unwilling to maintain their buildings. The Town spent (in round numbers) \$90K on 10 Church Place, \$24K on 38 Green Street, \$17K at 42 Hyde Street, and \$11K on 34 Old Terrace. None of these demolition projects were budgeted and there was little revenue from the sale of the property.

Housing Challenges:

- Many 3-4 family buildings are not code compliant; people are living in substandard housing.
- Some renters do not take care of the property and contribute to substandard housing problems and/or require law enforcement to stop their actions.
- Some historic homes are not being maintained and may deteriorate beyond repair, thereby threatening the historic character of the Village and reducing property values.
- The Town and Village have limited funds with which to address housing.
- Staff have limited resources and primarily react to landlord/tenant complaints.
- Staff possess inadequate regulatory tools to enforce rental housing compliance.
- There is a lack of electrical, plumbing and other contractors.
- The State of Vermont provides minimal resources to address rental housing.

Goals of Rockingham/Bellows Falls Housing Initiatives:

- Ensure that residents have safe, affordable housing.
- Ensure landlords are financially able to provide safe, affordable housing.
- Reduce staff costs and time required to handle rental housing issues.
- Encourage preventative maintenance to preserve housing and avoid higher repair expenses.
- Facilitate renters becoming homeowners (typical rent is close to typical mortgage payment).
- Provide a greater range of affordable housing options for existing and potential residents, including housing for middle and higher-income residents.
- Allow housing that can support home businesses appropriate to the neighborhood.
- Preserve the historic character of our existing housing stock.

What We've Done to Begin to Address the Housing Challenges:

Established A Reserve Fund for Unsafe Buildings

Town Meeting in 2019 approved Article 24, appropriating \$50,000 to the Rockingham Unsafe Buildings Reserve Fund for expenditures to protect the public and/or the community from unsafe buildings. The next step is to establish a mechanism and process to accomplish the goals of the fund, possibly establish a committee to review applications and advise the Selectboard, who would authorize the expenditure. We would like to use the Reserve Fund as a match to apply for a USDA Housing Preservation Grant of \$50,000 (maximum amount).

Created A Deputy Health Officer Position

The 2020 Town budget includes 10% of the Bellows Falls Fire Chief's time to serve as Deputy Health Officer. The Chief works with the Town Health Officer and focusses exclusively on health and fire safety issues within the Village of Bellows Falls. This allocation of resources allows staff to proactively address rental housing deficiencies, starting with buildings that are in known violation of lead paint safety laws. The Chief is completing Fire Inspector I training. We had hoped to have two others trained as Fire Inspector at the same time, but the class had limited space and they were bumped. Fire Inspectors are necessary for commercial development as well as housing and we need both more state Fire Inspectors and more opportunities for training our own personnel.

Established a Landlord Group

We've established a Landlord group that meets quarterly, with the intent of expanding to a Landlord-Tenant group to facilitate communication between these individuals. The Landlord Group met in August and September to discuss the proposed nuisance ordinance. At the November meeting, representatives from the US Attorney's office discussed the role of landlords in combatting drug trafficking. They will be returning to the next meeting in February to further educate property owners on the signs of drug trafficking. Windham & Windsor Housing Trust is also using this group as a resource to determine what types of financial incentives would most motivate private landlords to improve their properties.

Adopted a Blighted Property Ordinance

The Rockingham Selectboard adopted a Blighted Property Ordinance in November, effective in January barring any challenges. The Planning Commission drafted the comprehensive ordinance to encourage and, as necessary, require repairs to vacant and blighted properties. The Ordinance was designed to rely first on voluntary compliance with enforcement procedures used only in situations of obvious and intentional neglect. The draft was amended to address comments of community groups who were concerned that the ordinance might have unintended consequences relative to tenants who were also crime victims or otherwise vulnerable. A copy of the Ordinance is attached.

We intend to analyze any properties that come under the ownership of the Town or Village to determine if they would be appropriate locations for parking or other desirable uses (e.g. day care).

Town Plan/Zoning Amendments

In its review of the Town Plan, the Planning Commission is studying housing statistics and how we compare to other communities. The Commission will propose appropriate land use policies to encourage housing preservation and promote investment. Co-housing and tiny homes will be reviewed, so that regulations do not inadvertently prevent alternatives that might be beneficial.

Recent zoning amendments approved by the Selectboard include revisions designed to spur re-investment of housing.

Current and Future Partner Opportunities

Windham & Windsor Housing Trust holds "Home Buyer Education" workshops which help renters understand the process of buying a home and include personal financial counseling, charging a fee of \$99 per household. We would like to work closer with WWHT, through publicizing the program, hosting workshops and/or subsidizing the program for Village or Town residents.

We are planning to include money management and home buyer workshops for our employees in our Town/Village banking services agreements.

The Town worked with Efficiency Vermont, who had designated Bellows Falls as an underserved area to promote their programs and encourage energy retrofits as another strategy to invest in our older housing stock.

Future Rental Housing Ordinance

Staff intends to re-examine the unsafe building and fire safety ordinances, and to develop a new local rental housing ordinance. The objectives are to clarify inspection procedures and create a greater set of financial incentives for code compliance.

Future Local Loan Program to work in coordination with Blighted Ordinance

To address preservation of existing homes, a low or no-interest loan program could be established to help homeowners maintain property exteriors, increasing their own as well as neighbors' property values. Loans could be secured by liens payable upon the sale of the property. This program would need well-defined parameters and limits to make sure the public benefit is clear. Grants may be available. To make the improvements more affordable, the Town could organize contractor solicitations with the goal of using volume to lower prices.

Attachment: Blighted Property Ordinance and Flowchart

Town Clerk's Office
Received NOV 20, 2019 01:27 PM
Recorded in VOL 395 PG# 316 - 324
of Rockingham Land Records

NUISANCE, BLIGHTED, UNSOUND, OR ABANDONED PROPERTY ORDINANCE

This ordinance is adopted by the Town of Rockingham under the authority granted in 24 V.S.A. §§ 2291 (13), (14), and (15) and 24 V.S.A. Chapters 59 and 83.

ARTICLE 1 PURPOSE

Properties that are in a state of disrepair and deterioration, including abandoned buildings, unsafe structures and other potentially dangerous land conditions, are deemed to be public nuisances because their existence contributes to the decrease in value of surrounding properties, precipitates disinvestment by neighboring owners, provide locations for criminal activity, result in health and safety hazards, and have other undesirable effects. Allowing public nuisances to remain indefinitely is detrimental to the public health, safety, and welfare, interferes with the reasonable and lawful use and enjoyment of other neighboring or adjacent property, may pose a danger to first responders in an emergency, and detracts from the good order and quality of life of a healthy neighborhood. The purpose of this ordinance is to abate such public nuisances and to mitigate their impacts.

ARTICLE 2 DEFINITIONS

Abandoned Property (Code: Nuis 4) – Any structure that, being unsecured and unmaintained, is unoccupied by authorized person(s) or occupied by unauthorized person(s) for more than thirty (30) calendar days. This definition exempts vacant but secured and maintained structures that are unoccupied for owner's personal reasons, used for vacation, seasonal residence, or actively marketed for sale or lease. An unoccupied structure will be considered secured if:

- (a) Building openings. Doors and windows are weather-tight and secured against entry from persons and animals.
- (b) Building structure. Building is sound and tight, and does not admit weather or vermin into interior spaces.
- (c) Accessory structures. All accessory structures are secured against illegal trespass.

Blighted Structure (Code: Nuis 2) – Includes any of the following:

- (a) Any building or other man-made structure which is dangerous to the public health because of its condition, or which may cause or aid in the spread of disease, or which may impair the health of its occupants or of the occupants of any neighboring structure.
- (b) Any building or other man-made structure which because of faulty or incomplete construction, lack of proper repair, vandalism, abandonment, fire, wind, or water damage, or any other cause, constitutes or creates a fire hazard.

- (c) Any building or other man-made structure which is subject to collapse or has parts thereof which are so attached that they may fail or injure members of the public or property.
- (d) A structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety or public welfare or an aggregation of deferred maintenance items that are code violations and that pose a threat of harm to the occupants of the dwelling, persons living in neighboring properties, or persons using public rights-of-way or lands.
- (e) A structure that exhibits objectively determinable signs of deterioration or disrepair sufficient to cause a substantial devaluation of the structure itself, the property on which it is located or nearby or adjacent properties.
- (f) A structure that is regularly used for illegal drug activity. A structure will be deemed to be regularly used for illegal drug activity if law enforcement has been called to respond to the structure (or, where a structure is divided into multiple units such as apartments, to any single unit in the structure) more than three (3) times in any three (3) month period for any issue relating to the illegal use, possession or distribution of any drug, and where law enforcement has in each such instance upon responding, reasonably determined that probable cause exists to believe that drugs were illegally used, possessed or distributed within the structure or unit at issue. This provision will not apply where a call was made regarding an incident or pattern of violence or sexual assault wherein an owner or lawful resident of the structure or unit is the victim, or where an owner or lawful resident of a structure or unit makes the call in order to obtain necessary emergency services for him or herself or a third party.

Examples of blighted structure features include, but are not limited to the following:

- (a) Missing, broken, or boarded-up windows and doors.
- (b) Seriously damaged walls or siding.
- (c) Unrepaired fire or water damage.
- (d) Ongoing pest infestations, including occupancy by feral cats, rats, bugs, fleas, skunks, pigeons, or other vermin.
- (e) Buildings with peeling paint, visible from a public space, that covers more than 60% of the total exterior space of the building, when the peeling paint exceeds the threshold for de-valuation by the Town of Rockingham Listers.

Geographic Areas - The geographic areas include the incorporated political subdivisions of the Village of Saxtons River, the Bellows Falls Village Corporation, and the Town of Rockingham.

Interested Person(s) – The Property Owner(s), Tenant(s), abutting property owner(s), and lienholders of record. Any Interested Person lodging a complaint must identify themselves to the Safety Officer.

Maintenance Nuisance (Code: Nuis 1) – Any condition that is noxious, odorous, unsightly, unhealthful; or that creates a danger or threat to the public health or welfare.

Examples of nuisances include, but are not limited to, the following:

- (a) Unsightly or unhealthy litter, trash, feces, discarded appliances and furniture, overloaded or unemptied dumpsters that are unsightly or giving off offensive odors.
- (b) Unmaintained swimming pools that have not been drained, repaired and securely covered. Swimming pools that are not covered or access restricted.

Safety Officers – The Safety Officers for the Town of Rockingham will include five (5) persons appointed by the Rockingham Selectboard every three years, beginning with the first available meeting after the effective date of this Ordinance. Vacancies may be filled by the Selectboard during the three-year term at any regular or special meeting. Sections of this ordinance that pertain to unsafe or structurally unsound buildings may require the addition of a Structural or Civil Engineer to participate in the inspection, report production, and follow up inspections

Unsafe Building (Code: Nuis 3) – Any structure which is determined by a structural engineer to present a high risk to the occupants or the public.

Examples of unsafe building features include, but are not limited to the following:

- (a) Visual signs of failure or collapse of parts or the entire structure.
- (b) Visual signs that forces or loads are present, or could reasonably be anticipated to occur, which could cause collapse of parts or the entire structure. These could be forces resulting from use (e.g., normal structural loads) that the structure can no longer support, abuse (e.g., overloading of the structure) or that could reasonably be anticipated to occur depending on the structure type and location. Examples of loads which could occur are snow loads, wind loads, earth pressure, frost and hydraulic loads.
- (c) Framing members or connections between framing members that are obviously deficient.
- (d) Lateral load resisting elements (e.g., sheathing, bracing or floor systems) or connections between these elements that are obviously deficient.
- (e) The condition of the roof, ventilation system, siding, windows or other openings in the building envelope that allow the structure to be subjected to deterioration due to ongoing moisture exposure, infestation by vermin, or other source of decay.
- (f) Collapsing or missing walls, roof, floor systems.
- (g) Other obvious structural deficiencies or defects that clearly compromise the structure for its intended use.

Unkept Lawn (Code: Nuis 5) – Any growth of grass or weeds beyond 12 inches in height (excluding food and/or non-invasive pollinators, cultivated hedges, and xeriscaping gardens) that is either (1) on the front lawn of a residence; (2) on the side lawns of a residence extending to the back edge of the building, and (3) in case of a vacant lot in a residential area, on any lawn within fifty-five (55) feet from the edge of a public highway. This does not apply to areas outside the incorporated villages, or fenced pastures and other areas in agricultural use which may extend within village boundaries.

ARTICLE 3 PROHIBITED CONDITIONS

It shall be a violation of this ordinance to cause, allow, or permit to remain any condition within the limits of the geographic area which is within the definition of an "Abandoned Property," or "Blighted Structure," or "Unsafe Building," or "Maintenance Nuisance," or "Unkept Lawn."

ARTICLE 4 ENFORCEMENT

Section 1. Responsibility. The Safety Officers shall be responsible for decisions regarding the enforcement of this ordinance. Upon receiving a complaint regarding an alleged violation of this Ordinance, one or more Safety Officers may at their discretion take action by inspecting the location of the alleged violation visually, preparing written documentation of any findings, and making a preliminary determination as to the presence or absence of a violation.

Section 2. Right of Entry. In response to an emergency that poses an immediate threat to public safety, one or more Safety Officers may enter any structure or premises for the purpose of investigation or inspection.

Except in cases of emergency, an inspection shall be scheduled with the consent of the property owner or tenant(s). The Safety Officers shall give a minimum of five (5) calendar days advance notice of the date and time of an inspection.

If the Safety Officers are unable to obtain access to a building or structure subject hereto, from the owner of record or someone authorized to act on the owner's behalf, then the Safety Officers shall take action based on available information.

Section 3. Voluntary Compliance. Safety Officers shall make every effort possible to secure the voluntary cooperation by persons responsible for the nuisance violation. These efforts at voluntary compliance shall be documented and will precede official written notification of a nuisance violation. The Safety Officers may advise, consult, and cooperate with other local, state, and federal officials, private entities, or other interested groups to develop solutions to address the situation.

Waiting for voluntary compliance may not be appropriate in all situations. In instances of an emergency or clear safety risk, the Safety Officers may in their discretion proceed immediately to a formal violation notice.

Section 4. Written Notification of Violation. If the Safety Officer(s) conducting the investigation determine that a violation exists, and if waiting for voluntary compliance is not feasible or voluntary

compliance is not promptly forthcoming, then notice, findings and an order shall be served on the owners of record of said premises, and all lien holders of record.

The order shall contain a report of the Safety Officers, their findings concerning the violation, the remedial procedures ordered, a copy of this Ordinance, and the time for compliance. Notice shall be by delivery of a copy of the Order to each recipient in hand or by certified mail, return receipt. If service cannot be made, then notice may be had by publication in a newspaper of general circulation in the geographic area for (2) two successive weeks. The Safety Officers may in their discretion provide additional notice by posting notice at the property. The written notification shall provide the Property Owner/Violator a period not less than fifteen (15) calendar days to respond with immediate corrective action, or to submit a plan of voluntary compliance that is acceptable to the Safety Officers, or to appeal. It will also inform the Property Owner/Violator that, in the event appropriate corrective action is not taken, the Town may employ the "Public Remedy" provision of this ordinance to take corrective action on its own, including but not limited to engaging in any required repairs, reconstruction or demolition and pursuing reimbursement for expenses from the Property Owner/Violator. Corrective action may include, but is not limited to,

- (a) Ordering the structure be vacated.
- (b) Ordering the production of a detailed plan and work schedule to address violation(s).
- (c) Ordering necessary project work to remediate the violation(s).
- (d) Ordering the building taken down and removed in compliance with applicable state and local building health code and zoning regulations.

Section 5. Standards. The Safety Officers may consider, but shall not be bound, to the following standards to be considered as a basis for such orders and findings as they shall make:

- (a) If the building or structure can reasonably be repaired so that it will no longer exist in violation of the terms of this ordinance, it shall be ordered repaired.
- (b) If the building or structure is in such condition as to make it dangerous to the health, safety or general welfare of its occupants or the public, it shall be ordered to be vacated.
- (c) If a building or structure is fifty (50) percent or more damaged or decayed or deteriorated, it may be ordered demolished and in all cases where a building cannot be repaired sufficiently to bring it to a standard outside of the definitions contained in this ordinance than it may be ordered demolished.
- (d) If a building or structure is a fire hazard, existing or erected in violation of the terms of this ordinance, it shall be ordered demolished.

Section 6. Civil Ticket. If, after the expiration of the period for corrective action established in the notice given pursuant to Section 4, above, the Property Owner/Violator has neither taken corrective action nor received approval from the Town for a plan of voluntary compliance, nor

sought an appeal (or, where an appeal has been taken and a finding of violation upheld by the Board, if the Property Owner/Violator has neither taken corrective action nor received approval from the Town for a plan of voluntary compliance within the period of time established by the Board), a ticket for a civil violation may be issued, as set forth in Article 6, below.

Section 7. Record keeping. The Planning/Zoning/Health Administrative Officer, acting in the capacity of a Custodial Officer, shall maintain a list of all properties that are in violation of this ordinance.

Section 8. Public notices. All properties that have received violation notices must have a violation notice sign posted within view of the public right of way. The Safety Officers must install the sign and the property owner shall maintain that sign until the violation(s) have been corrected.

Section 9. Public Remedy. In cases where the property owner will not or cannot address a violation found by the Safety Officers, in addition to any other remedy or civil penalty established in this Ordinance, the Town of Rockingham may, where appropriate, either: (1) resort to an appropriate judicial remedy where available; and/or (2) take action on its own to correct the violation. Such action may include, but is not limited to, engaging in any repair, reconstruction or demolition reasonably deemed necessary to address any violation of this Ordinance, and procuring any materials, making any contracts, and employing any agents or contractors necessary for such repair, reconstruction or demolition.

The Town shall, except in cases of emergency presenting a threat of imminent harm to the public safety or welfare, wait until the completion of any appeal or until the time for appeal has passed before beginning the process of taking action on its own to correct a violation. Unless a threat of imminent harm to the public safety or welfare requires earlier action, the Town shall provide Interested Persons with written notice of any specific actions that will be taken, including the date and time of the actions and the nature of the remedial actions that will be taken, at least fifteen (15) calendar days in advance of the planned action. Such notice shall be made by delivery to each recipient in hand or by certified mail, return receipt. If service cannot be made, then notice may be had by publication in a newspaper of general circulation in the geographic area for (2) two successive weeks. The Safety Officers may at their discretion provide additional notice by posting notice at the property.

In the event that the Town engages in remedial action, it shall have a lien against the remaining property to recover its costs. The Town shall not be limited to this procedure and shall be entitled to any other statutory action or remedy. Such costs shall also include the recovery of all reasonable costs for the enforcement of such order and any recovery shall include reasonable attorney's fees. Any lien established by the Board shall be subject to enforcement consistent with the provisions for enforcement of liens under 9 VSA § 1924.

ARTICLE 5 APPEALS

Section 1. The Town of Rockingham Selectboard (the "Board") is designated to hear and decide appeals of the Safety Officers' determination that a violation exists, such determination being conveyed in the notice described in Article 4, Section 4, above.

Section 2. Notice of Violation recipients or Interested Person(s) may appeal to the Board any decision of the Safety Officers, by filing a Notice of Appeal in writing with the Municipal Manager, which Notice of Appeal must include an updated mailing address for the receipt of any further correspondence in the proceeding. Such an appeal must be taken within fifteen (15) calendar days from the date of the notice described in Article 4, Section 4, above. The Safety Officers shall transmit to the Municipal Manager all records pertaining to the decision from which the appeal was made.

Section 3. The Board shall set a hearing date within thirty (30) calendar days of receipt of appeal. Public notice of the hearing shall be provided in accordance with the requirements of 1 V.S.A. § 312 and as the same shall from time to time be amended. Additionally, notice of the hearing shall be sent to Interested Persons via first class mail, postage prepaid, not less than fifteen (15) calendar days prior to the hearing. The notice shall include: (1) a statement of the time, place, and nature of the hearing; (2) a statement of the legal authority and jurisdiction under which the hearing is to be held; (3) a reference to the particular sections of this Ordinance or other applicable law involved; and (4) a short and plain statement of the matters at issue. If the Board is unable to state the matters in detail at the time the notice is served, the initial notice may be limited to a statement of the issues involved. Thereafter upon application a more definite and detailed statement shall be furnished. If an appeal is being heard regarding a property within the Villages of Saxton River or Bellows Falls, the Municipal Manager will request that the respective board be present at the hearing to provide advice. Such advice will not be binding on the Board, nor will the absence of a Village board at the hearing constitute grounds for challenging or invalidating any decision of the Town Board.

Section 4. The Board shall conduct the hearing, and make Findings of Fact, Conclusions and an Order consistent with the provisions of 3 VSA Chapter 25 and as the same shall from time to time be amended.

Section 5. After the hearing, the Board may affirm, modify or overturn the decision of the Safety Officers in whole or in part, and may Order such different or additional corrective action as it deems appropriate.

Section 6. Every decision of the Board shall be in writing and will indicate the vote of Board members upon the decision. That Decision will be conveyed to all Interested Persons via first class mail, postage prepaid, within ten (10) calendar days.

Section 7. Upon filing of an appeal, the enforcement of any order of the Safety Officers shall be stayed pending the Board's decision.

Section 8. Appeal from an order of the Board shall be made consistent with those procedures for obtaining appellate judicial review as is set out in 3 VSA Chapter 25 and as the same shall from time to time be amended.

ARTICLE 6 PENALTIES

Section 1. A violation of this ordinance shall be a civil matter enforced in accordance with the provisions of 24 V.S.A. §1974a and §1977 et seq. A civil penalty shall be imposed for each violation of this civil ordinance, in an amount established in the penalty schedule (Article 9). The penalty shall be imposed as set forth in Article 4, Section 6, above.

Section 2. Each calendar day that the violation continues constitutes a separate violation of this ordinance. For the purpose of determining the total penalty, the time period for accrual of daily penalties will begin upon the provision of notice pursuant to Article 4, Section 4, above.

ARTICLE 7 FEES

Section 1. Residential Fees. If an inspection is found to be warranted due to documented violations, the property owner shall pay an inspection fee of \$100 for residential properties. The inspection fee covers their first inspection, production of a report, and periodic follow-up inspections to review work progress.

Section 2. Commercial Fees. If an inspection is found to be warranted due to documented violations, the property owner shall pay an inspection fee of \$250 for commercial properties. The inspection fee covers the first inspection, production of a report, and periodic follow-up inspections to review work progress.

Section 3. There is no fee for the inspection of Unkept Lawns.

Section 4. For unsafe (structurally unsound) building inspections, if violations are documented, the property owner shall reimburse the Town for the costs associated with procuring the services of that Structural or Civil Engineer.

Section 5. Revenue from fees associated with inspections and violations shall be allocated to the Town of Rockingham.

ARTICLE 8 PENALTY SCHEDULE

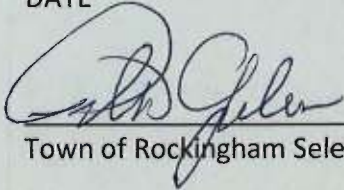
Description of Violation	Code	Min Daily Fine	Max Daily Fine	Waiver
Maintenance Nuisance	Nuis1	\$25	\$100	\$25
Blighted Structure	Nuis2	\$50	\$100	\$50
Unsafe Building	Nuis3	\$50	\$100	\$50
Abandoned Property	Nuis4	\$50	\$100	\$50
Unkept Lawn	Nuis5	\$15	\$50	\$15

ARTICLE 9. EFFECTIVE DATE.

This Ordinance shall become effective sixty (60) calendar days after its adoption by the Town of Rockingham Selectboard. If a petition is filed under 24 V.S.A. § 1973, that statute shall govern the taking effect of this ordinance.

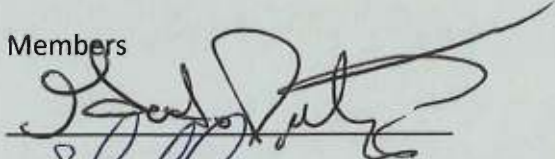



11/19/2019

DATE



Town of Rockingham Selectboard Chair

Members

ARTICLE 31 - EFFECTIVE DATE

The ordinance shall become effective on the date of its adoption, and the provisions of this ordinance shall govern the conduct of the Board of Health from the date of its adoption.

ADOPTED AND PASSED

[Signature]

Township Health Officer

WITNESSED

[Signature]
