

MEDFORD BOARD OF HEALTH

Regulation 2: Minimum Standard of Fitness for Human Habitation

105 CMR 400.000 State Sanitary Code I General Administrative Procedures and 105 CMR 410.000 Minimum Standard of Fitness for Human Habitation: State Sanitary Code Chapter II

A. Purpose

The purpose of this regulation is to legally empower the Medford Board of Health to enforce requirements including and in addition to existing State and Federal laws and regulations for human habitation. These regulations and laws are adopted by the Medford Board of Health in an effort to protect the health and safety of the Medford community.

B. Adoption of 105 CMR 400.000 State Sanitary Code I General Administrative Procedures and 105 CMR 410.000 Minimum Standard of Fitness for Human Habitation: State Sanitary Code Chapter II

105 CMR 400.000 State Sanitary Code I General Administrative Procedures and 105 CMR 410.000 Minimum Standard of Fitness for Human Habitation: State Sanitary Code Chapter II is hereby adopted as most recently amended, and with automatic adoption of future amendments and changes at the state and federal level as a local Medford Board of Health regulation. The following additions are included:

410.354 Metering of Electricity, Gas and Water

Per Chapter 417 of the Acts of 2004, entitled An Act Authorizing Water Submetering in Residential Tenancies, codified as M.G.L. c. 186 § 22 authorizing landlords of residential property to separately charge tenants for actual water and sewer service costs provided that all of the comprehensive requirements of the Act are met as listed in 410.354.

The Board of Health is authorized to process certification documents and record in the City of Medford street files. Landlords are required to pay a fee of at the time of the filing in the Board of Health.

400.700 Penalties

(C) (1) These regulations may be enforced by the Medford Board of Health once all necessary notifications and procedures are followed. A person shall be subject to a fine of twenty-five dollars (\$25.00). Each day that the offense continues shall constitute a separate offense.

590.051 (B) (1) These regulations may be enforced by the Medford Board of Health through Ticket Enforcement under M.G.L. c. 40 s 21D:

Fine Schedule:

Violations other than Conditions to Endanger and Interference with Inspection - Public
NOI.

First offense, fifty dollars (\$50.00)
Second offense, one hundred dollars (\$100.00)
Third and subsequent offenses, two hundred dollars (\$200.00)
Each day that the offense continues shall constitute a separate offense.

Violations of Conditions to Endanger or Interference with Inspection - Deemed
can. to
endanger

First offense, one hundred dollars (\$100.00)
Second offense, two hundred dollars (\$200.00)
Third and subsequent offenses, three hundred dollars (\$300.00)
Each day that the offense continues shall constitute a separate offense.

Adopted: February 13, 2001
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