The public welfare, health and safety of the people of the Town of Killingly are the focal points of the Minimum Housing Standards Code.

Identification and knowledge of the whereabouts of nonresident owners of residential rental housing units is in the best interests of the community.

It is the goal of the Town through this registration requirement to insure the protection and preservation of quality of life for its residents. This ordinance makes a responsible party readily available in the event of an emergency or other code related incident.

**FOR MORE INFORMATION**

A copy of the Minimum Housing Code & registration form may be obtained by contacting the Building Safety and Inspection office or downloaded from the Town website @ www.killinglyct.gov

This brochure provides an overview of the Landlord Registration requirement. It is only meant to be a guide. The provisions of the actual rental code will be enforced.
Owners of rental housing must register as landlord and maintain their current address with the Housing Inspection office pursuant to the Minimum Housing Standards Code. This Ordinance applies to both occupied and vacant rental housing units, including but not limited to single family dwellings, seasonal rentals in the Alzod Lake District, an apartment, condominium, mobile home, duplex or multi-family dwelling. If a property owner of record is an entity, such as a corporation, limited liability company, partnership or trust, then the address of the agent in charge of the property must also be included in the filing. It is also the responsibility of the property owner to provide a notice of any change in address within twenty-one days of such address change.

If the property is sold or title transferred, a new registration form must be submitted by the new owner.

**EXCEPTIONS to Inspection Requirements**

1. **Owner–occupied units:** Owner resides in any dwelling unit having the same property Assessor’s record Map/Lot as at which they rent other dwelling unit(s);

2. **Multiple dwelling units owned by the Killingly Housing Authority and not for profit corporations subject to annual inspection by a government agency.**

**FEES and Penalties**

There is no fee for initial registration. However, failure to abide by the Minimum Housing Standards Code is subject to penalties under Section 1-10e of the Killingly Code of Ordinances.

**IMPORTANT Definitions**

**Address:** A location as described by the full street number, if any, the street name, the city or town, and the state – NOT a mailing address such as a post office box.

**Nonresident Owner:** Any owner of such property who does not reside in any such unit or its associated premises, which is owned by her or him. (Different Assessor record Map/Lot)

**Agent in charge:** One who manages real estate, including but not limited to, the collection of rents and supervision of the property.