Dear Property Owner:

The Killingly Town Council has amended the Killingly Code of Ordinances, Chapter 4 by deleting the current minimum housing standard code for structures containing multiple dwelling units and replacing it with a revised Article III, Section 4-30 through 4-83, titled “Rental Housing Standards Code”.

The purpose of the rental housing code is to regulate and govern the conditions and maintenance of residential rental property, buildings and structures by providing the standards for supplied utilities and facilities and other physical attributes and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use. It also includes the declaration of unfit dwellings and existing structures and provides for the issuance of certificates and collection of fees.

How the program works. To maintain healthy, safe living standards and to ensure property values, owners are charged a $25.00 inspection fee per unit to support the program. Property owners are required to register all rental properties with the Town of Killingly and to provide your current address or that of an agent in charge of the properties.

Town inspectors will inspect all rental housing, both interior and exterior. If the property does not have violations, the inspector will provide the owner with an approved inspection checklist. If the property does have violations, the inspector will give the property owner a list of items to be corrected and a time frame with which to bring the property into compliance. Should the owner fail or refuse to make repairs or other corrective action, the Building Official, by or through agents, will undertake such repairs and the owner will be subject to penalties and formal enforcement action.

The most common examples of violations are:
- Inoperable or missing CO/smoke detectors
- Infestation of insects, vermin or rodents
- Deteriorated or ineffective waterproofing of walls, roof, foundations or floors
- Split, buckling or sagging roofs, ceilings and supports
- Door aisles, passage ways or stairways not of sufficient width or size
• Unsightly, deteriorated outbuildings or other structures
• Any building in disrepair that constitutes a public nuisance
• Structures in need of painting

The Town of Killingly adopted this program to ensure that livable conditions exist in rental properties through inspections that will identify and correct code violations that result in a threat to occupant safety, structural integrity of the building, or negative impact on the surrounding neighborhood. By making sure that rental properties comply with Town health and safety codes, the Residential Rental Housing Standards Code inspection program maintains quality living standards for Killingly renters and protects neighborhoods.

As a cottage owner of a property within the Alexander Lake Zoning Overlay District (ALZOD), please contact this office as soon as possible to arrange for an annual inspection before this year’s rental season begins if you do rent your cottage out in any manner. In order to facilitate this program, we also ask that you complete the enclosed registration form and return it to this office.

Copies of the regulations are available at the Building Office and can be found on the Town of Killingly website at www.killinglyct.gov. If you have any questions or I can provide additional information, please contact me at 860-779-5315 during normal business hours.

Very truly yours,

Joseph Pajak
Building Official