All property owners, renters, and citizens of Sanford will benefit from licensing rental housing and vacant buildings, proactive inspection, and enforcement of health and safety standards.

NOTICE TO PROPERTY OWNERS

THIS PROGRAM ONLY APPLIES TO RENTAL HOUSING AND VACANT BUILDINGS

For the purposes of economic development and safety and security of Sanford's residents, the City of Sanford is implementing a new set of business licenses to improve the community of Sanford paid for through license fees instead of property taxes. This pamphlet is provided to you for general information about the program.

Occupied homes that are not rented do not need to get a license or an inspection. This new program is NOT paid for through property taxes and no one will be inspecting your personal home without your consent.

Sanford™
Maine
Explore. Create. Grow.

SAFER, FAIRER HOUSING

PARTNERING FOR A QUALITY HOUSING MARKET THROUGH LICENSING AND INSPECTION OF RENTAL HOUSING AND VACANT BUILDINGS

SAFER, FAIRER HOUSING

Sanford's new rental housing and vacant building licenses promote compliance with health and safety standards to improve the quality of available housing and improves the community as a whole.

An ongoing inspection program for rental housing and vacant buildings will help eliminate substandard housing units and blighted vacant buildings from the marketplace. This will improve the quality of the community for Sanford's growing workforce, its families and seniors.

QUALITY HOUSING—FAIR MARKET

Many Sanford property owners maintain their properties to safety standards, abide by the law, and work hard to keep their properties in the best condition. They must compete in the marketplace against prices from owners who allow their properties to decay, putting the health, lives and well-being of renters, neighbors, and the community at risk.

The new licensing and inspection programs enforces minimum housing standards. This means:

- All owners must invest in their properties.
- Standard quality requirements create a market that is fairer to all property owners.
- Better housing standards can create appealing neighborhoods and attract the best tenants.

LEVELING THE PLAYING FIELD

The new rental housing and vacant building licenses and inspection program makes it easier for good property owners to run honest, financially-solvent businesses through a partnership with the city to improve the housing market in Sanford without burdening property tax-payers.

COMMON ACROSS AMERICA

Licensing is a common way to fund proactive inspection programs nationwide. Just in Maine, Portland, Orono, Biddeford, and Old Orchard Beach license rental housing and Augusta, Searsport, Bangor, and Winslow license vacant buildings.

ENFORCING EXISTING LAWS

State Law and local property maintenance codes already establish a owner's legal responsibilities and minimum health and safety standards for real property.

SELF FUNDED

Licensing will focus on getting full compliance, enforcing minimum standards, and protecting owners and renters. The program will be paid for through licensing fees rather than property taxes:

- The yearly per property rental license fee can be passed on to renters in many cases.
- For less than $9 per month — renters will be ensured they have safe housing.

OCCUPIED HOMES THAT ARE NOT RENTED DO NOT NEED A LICENSE OR AN INSPECTION

MAINTAINING QUALITY HOUSING BENEFITS PROPERTY OWNERS, RENTERS, AND THE COMMUNITY.

MEETING DEMAND FOR HIGH QUALITY HOUSING

Licensing all rental properties equally, licensing vacant buildings and bringing unsafe housing and vacant buildings up to code leads to greater housing and job market confidence, sustainable business practices and greater investment in Sanford's workforce, property, and rental market.

IMPROVED PUBLIC SAFETY

Licensing protects property owners and renters.

- Better maintained rental properties lower the risk of fires and create a safer community.
- Licensing information gives emergency services better information, helping them to keep renters and property safe.

PROACTIVE INSPECTIONS

With a rental housing license, all rental housing will be regularly inspected, instead of only in response to complaints. Vacant buildings will be monitored and brought back into an occupied use.

- Renters will be able to verify their homes meet health and safety standards.
- Owners can be confident they meet their legal responsibility to provide safe housing and safe properties for all Sanford residents.

FOR MORE INFORMATION ABOUT THE PROGRAM

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