

***Town of Weymouth
Massachusetts***

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**Regulation #1
Certification of Rental Property**

The Board of Health of the Town of Weymouth, Massachusetts, acting under the authority of General Laws, Chapter 111, Section 31, and the provisions of the Sanitary Code, Article 1, and in accordance therewith and in the interest of and for the preservation of public health, hereby adopts the following regulation #1 governing certificate of occupancy.

Whenever a rented dwelling unit, apartment or tenement other than a hotel, motel, or rooming house is vacated by occupant or occupants thereof, or within ten (10) days before the expiration date of the anticipated vacancy, it must be certified by the Board of Health or its agents, prior to being re-occupied by a new occupant as meeting the standards set forth in "The Sanitary Code, Article II, Minimum Standards of Fitness for Human Habitation" as promulgated and from time to time amended by the Department of Public Health of the Commonwealth of Massachusetts under the authority of General Laws, Chapter 111, Section 127 A. However, regardless of the number of occupancy changes during any 12 month period, one such certification shall be sufficient for such 12 month period.

No public utilities shall be restored nor billing transferred, except those deemed necessary by the Board of Health or its agents to prevent damage to the dwelling unit, apartment or tenement, until such time that the Public Utilities Company is notified by the Board of Health or its agents, and after an inspection of the dwelling unit, apartment or tenement is certified as being fit for human habitation. If within seventy-two (72) hours, excluding Saturdays, Sundays and Holidays, after receipt of written notification of a vacancy from the owner, managing agent or person in possession, the Board of Health or its agents fail to make an inspection, then the rented dwelling unit, apartment or tenement may be reoccupied without such certification.

This regulation shall not apply to new construction which is in compliance with the General Laws of the Commonwealth of Massachusetts and local by-laws pertaining thereto; nor shall it apply to new construction which was completed less than five (5) years prior to the date of which the rented dwelling unit, apartment or tenement becomes vacant.

Any owner of such property used for dwelling purposes failing to comply with this regulation shall pay a fine of twenty dollars (\$20.00) each and every day he allows any person or persons to live, occupy or inhabit the said premises without having received an occupancy permit from the Board of Health.

This regulation was adopted by unanimous vote of the Board of Health at a regular meeting held October 7, 1974, to be effective October 14, 1974.