M.G.L. c. 40U
Implementing 40U is about more than adopting a new ordinance. This is a new way for the City to do business.

- Functional
- Fair
- Financially Integrated
Inspector Equipment

Inspectors will be equipped with automated ticketing devices
Inspector Equipment

Devices have capability to photograph violations, and print in the field
Ticket Challenges Heard Internally and Independently

Hearings will be held up to two times per month, giving property owners the opportunity to air their grievances and have any disputes heard and resolved in a prompt and fair matter.
Municipal Hearings Officer:
Robert Marra, Esq.

- 33 years of legal experience
- Lifelong resident of Revere
- Experienced arbitrator and mediator
Financial Integration

City has eliminated the manual process for transferring violations and is implementing an integrated and automated system.
Financial Integration

Balance

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<th>25.52</th>
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Liens may include water and/or health code violations
I have no knowledge of any other lien outstanding.

Unpaid water and sewer charges to 02/07/2015 is $0.00
Please contact the Water Department for a current reading and updated balance.

Other health code charges due through 02/07/2015 is $505.96
Please contact the Inspectional Services Department for details on the health code charges due.

... Collector of Taxes for the CITY OF REVERE
This form approved by the Department of Revenue.
40U Process

- Ticket issued with a fine up to a maximum of $500 per violation
- Owner has initial 21 day period to pay or request a hearing
- If no response, owner receives additional notice letter providing additional 30 days to pay
- If unpaid after 30 day period, ticket amount increases to $500 and is automatically transferred to the City Collector and is a charge against the property that will show up on a Municipal Lien Certificate and the tax bill
City of Revere Process Following Issuance of Violation Notice

Violator Can:
1. Pay violation within 21 days
   - Payment to IED by check, credit card, or money order only
   - Amounts paid must be made payable to "City of Revere"

2. Request hearing within 21 days
   - Request written adjudication
   - MHO has 21 days from receipt to uphold or dismiss. Provides decision by certified mail.

3. No Action within 21 days
   - If, within 14 days, owner swears under pains and penalties of perjury that no notice of violation was received, owner can request a hearing
   - Send Demand Letter via Certified Mail and First Class Mail to violator notifying to pay within 30 days (add $10 processing fee)

   At hearing, MHO determines:
   1.) Did violation occur?
   2.) Was the person noticed the person responsible for the violation?

Violator can:
- Appeal within 10 days pursuant to MGL c. 40 § 21D or within 30 days pursuant to MGL c. 30A § 14
- Pay (within 30 days)
- No Action
- Uphold (within 30 days)
- Dismiss (within 30 days)
- No Action
- Pay (within 7 days)
- 10 days after receiving notice of decision to appeal to Chelsea District Court on form provided by city

Lien on property pursuant to MGL c. 40 § 42B & any additional fines & interest may attach

Pay
No Action

Lien on property pursuant to MGL c. 40 § 42B & any additional fines & interest may attach

Pay
No Action

D'Ambrosio Brown LLP
Counselors at Law