

Ordinance Introduced by Deputy Mayor Smith
on August 25, 2026

Ordinance No. 9, 2026 Series
City of Caribou
County of Aroostook
State of Maine

**AN ORDINANCE TO AMEND CHAPTER 4, THE BUILDING AND HOUSING
ORDINANCE OF THE CITY OF CARIBOU, ARTICLE III, PROPERTY
MAINTENANCE CODE**

Short Title: Amend Chapter 4, Article III, Property Maintenance Code

WHEREAS the City of Caribou is a Local Unit of Government under the State of Maine and is granted home rule authority under Maine Revised Statutes, Title 30-A, §3001; and

WHEREAS the City of Caribou has adopted Article III, Property Maintenance Code; and

WHEREAS the Caribou Planning Board was established to administer the Property Maintenance Code, Chapter 4 of City Code; and

WHEREAS the Caribou Planning Board conducted a public meeting and hearing on August 20, 2026, to receive comments on proposed changes to Chapter 4, Article III, Property Maintenance Code, which hearing was preceded by the notification to the general public in accordance with City notification procedures; and

WHEREAS the Caribou Planning Board has forwarded a positive recommendation to the City Council for the proposed Chapter 4, Article III, Property Maintenance Code; and

WHEREAS the Caribou City Council and staff had a first read of the proposed ordinance changes at the August 25, 2026, City Council meeting; and

NOW THEREFORE, the City Council of the City of Caribou, County of Aroostook, State of Maine, pursuant to the requirements of the City of Caribou Charter, Section 2.11, does ordain the following:

Section I. Chapter 4 Revision to Article III, Property Maintenance Code

The Chapter 4, Article III, Property Maintenance Code, is hereby amended as indicated in the attached Exhibit A.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Posting and Effective Date

This ordinance, being introduced on August 25, 2026, and a public hearing being held on September 21, 2026, was duly passed by the City Council of the City of Caribou, Maine, this _____ day of _____ 2026. This ordinance shall become effective 30 days after adoption by the City Council.

Courtney Boma, Mayor

Jody Smith, Deputy Mayor

Dan Bagley, Councilor

Jennifer Kelley, Councilor

Tamara Lovewell, Councilor

Paul Watson, Councilor

Lori Knight Phair, Councilor

Attest:

Danielle Brissette, City Clerk

“Exhibit A”

The ordinance will then be adopted as such:

ARTICLE III PROPERTY MAINTENANCE CODE

Sec. 4-301 Property Maintenance Code

The City of Caribou ~~hereby adopts~~ ~~adopted~~ the ~~2015-2024~~ edition of the International Property Maintenance Code, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the City of Caribou; providing for the issuance of permits and collection of fees therefor.

Sec. 4-302 Amendments

The City Council of the City of Caribou, County of Aroostook, State of Maine, pursuant to the requirements of the City of Caribou Charter, Section 2.11(1) does ordain the following:

Section 1. ~~The International Property Maintenance Code, 2012 edition, as adopted by the Caribou City Council in Ordinance 2013-12 is hereby repealed. The International Property Maintenance Code, 2015 edition, as adopted by the Caribou City Council in Ordinance 2017-2 is hereby repealed~~

Section 2. That the International Property Maintenance Code, ~~2015-2024~~ edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Caribou, in the State of Maine for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City Clerk City of Caribou are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section ~~32~~ of this ordinance.

Section 3. The following sections are hereby revised:

Generally, to all section or any reference: Replace International Fire Code (IFC) with National Fire Protection Association (NFPA) 1 Fire Code.

Section 101.1. Insert: City of Caribou

Section 103.5. Insert: The minimum penalty for a specific violation is \$50 payable to the City. The fees for activities and services performed to correct or abate a violation shall be at a cost plus a 10% administrative fee payable to the City.

Section 112.4. Insert: \$25 and \$2,500

Section 302.4. Insert: 7 inches within the Urban Compact Zone

Section 304.14. Insert: May 1 and October 1

Section 602.2. ~~Strike 68° F (20° C) and insert 65° F (18.4° C)~~

Section 602.3. ~~Insert: October 1 and May 1 Strike : during the period of (date) to (date)~~

Section 602.4. ~~Insert: October 1 and May 1 Strike : during the period of (date) to (date)~~

~~Section 4: Penalties: Except as otherwise provided by state statute, Any person, including but not limited to a landowner, the landowner's agent, or a contractor, who violates any provision of this Ordinance shall be liable for monetary civil penalties on a per-day basis for each day that the violation continues, in accordance with Title 30-A, Maine Revised Statutes, Section 4452, as amended.~~

~~The fees for activities and services performed to correct or abate a violation shall be at a cost plus a 10% administrative fee payable to the City.~~

~~If the City is the prevailing party in any legal or equitable action brought to enforce this Ordinance, the City shall be awarded reasonable attorney's fees, expert witness fees, and court costs in accordance with 30-A M.R.S. § 4452(3)(D).~~

Section 54. If another ordinance, or portion of ordinance, is found to conflict with the ordinances herewith that this ordinance shall supersede any other ordinance.

Section 65. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the

fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 76. That nothing in this legislation or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.