

# M.G.L. c. 40U



**D'Ambrosio Brown** LLP  
Counselors at Law

# Benefits of the 40U Process

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

**Inspectional Services  
Department**



**City Collector**

# Financial Integration

STATE TAX (Form 290) OFFICE OF MUNICIPAL LIENS CITY OF REVERE General Laws Chapter 80 Section 23 as Amended

THE COMMONWEALTH OF MASSACHUSETTS CITY OF REVERE OFFICE OF THE COLLECTOR OF TAXES Page 1 of 1 2014437 02/07/2015

It is hereby certified from available information that hereinafter listed are all taxes and assessments, water rates and charges, which on the above date constitute liens on the parcel of real estate specified in your application received 02/07/2015.

THE AMOUNTS PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized below. Any amount not ascertainable is so stated.

DESCRIPTION OF REAL ESTATE

Map-Block-Parcel-Unit: [REDACTED] DEED BOOK: [REDACTED] PAGE: [REDACTED]  
 STATE CLASS: [REDACTED] BUILDING: [REDACTED] TOTAL: [REDACTED]  
 VALUE LAND: [REDACTED]  
 LAND AREA: [REDACTED]  
 Lot 165  
 NAME OF PERSON ASSESSED: [REDACTED]  
 LOCATION OF PROPERTY: [REDACTED]

Tax Period	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011
RE TAXES		97.97	88.70	97.96	93.86
Due 05/01/2015					
Due 02/02/2015					
Due 11/03/2014	24.49				
Due 08/01/2014	24.50				
Liens					
400 Transfer					
Total Billed	48.99	97.97	88.70	97.96	93.86
Payments	-24.50	-97.97	-88.70	-97.96	-93.86
Adjust to In-lieu Charges & Fees					
Interest thru 02/21/2015	1.03				
Balance	25.52	0.00	0.00	0.00	0.00

FISCAL 2014 TAX RATE  
 RESIDENTIAL \$15.55  
 COMMERCIAL \$31.55

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 \$505.95  
 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.

Balance	25.52	0.00	0.00	0.00	0.00
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# 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:**

