

What if my house burns down?

In the event that a structure is lost to a casualty, a property owner can replace it after getting final approvals from the health department, the zoning department and the building department. A meeting with all departments can be arranged to discuss the situation and any future project in detail.

In the event that the lost structure(s) has **nonconforming** characteristics, such as height or is within a setback area, grandfathering is not automatic unless two zoning regulations are followed.

- The first is that **written notice of intention** to resume or restore is filed with the zoning enforcement agent within six months after such damage or destruction.
- Second, such resumption or restoration is made and **completed within two years** after such damage or destruction.

If there are wetlands or a watercourse nearby then an approval for the reconstruction will need an approval from the Inland Wetlands and Watercourses Commission.

Lastly, the new structure must be compliant with current State of Connecticut building code.