



Town of Charlton

www.townofcharlton.net

**DEPARTMENT of BUILDING
INSPECTIONAL SERVICES**

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Guidance for Fences

It is the responsibility of the person erecting the fence to locate the property line(s) along which fences are to be located.

This office suggests that the persons erecting a fence to locate the fence in a way to be able to maintain the fence without trespassing onto a neighbor's property. The distance to maintain the fence depends on its type and construction.

Fence six (6) feet and taller requires a building permit in accordance with the Massachusetts State Building code (780 CMR) § 105.

It is always a good idea to talk to your neighbor before erecting a fence along the property line.

There is no requirement that the good side of the fence face the neighbor, it is a good gesture to do so. The exception is if the fence is an enclosure for a swimming pool, 780 CMR requires the enclosure be free of protuberances that would make the enclosure claimable.

Massachusetts General Law, Chapter 49, §§ 1 thru and including 21, prescribes the duties of Fence Viewers and the erection of fences, MGL C.49, § 3, and speaks to the erection of partition fences along and on boundary lines, by deed agreement a fence can be jointly maintained between neighboring properties.

Regarding the property line between neighbors, the Town of Charlton does not get involved in and cannot perform boundary surveying. If you dispute the boundary between you and a neighbor, you will have to pursue this as a civil matter and hire your own Registered Land Surveyor to locate the property line and any possible encroachment onto your property.

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Curtis Meskus - Building Commissioner/Zoning Enforcement Officer

Peter Starkus – Plumbing & Gas Inspector
James Jones – Inspector of Wires
Nancy Shields– Administrative Assistant