

Chapter 156

RENTAL PROPERTY REGISTRY

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[HISTORY: Adopted by the Board of Supervisors of the Township of North Middleton 8-6-1992 by Ord. No. 92-1. Amendments noted where applicable.]

GENERAL REFERENCES

Real estate sales — See Ch. 152.

§ 156-1. Short title.

This chapter shall be known and may be cited as the "North Middleton Township Rental Registry Ordinance."

§ 156-2. Definitions.

The following words and phrases, when used in this chapter, shall have the meaning ascribed to them in this section, except where the context clearly indicates or requires a different or contrary meaning:

LESSEE — Any person or persons, including their agents, who have the use of real estate of a lessor, wherever situate and wherever located in North Middleton Township, and are responsible for giving any type of consideration, monetary or otherwise, therefor, excluding, however, those who are lessees for a period of less than 20 days.

LESSOR — Any person or persons, including their agents, who grant a lease, leasehold interest or otherwise permit, either by virtue of a written document or orally, the use of real estate or portions of real estate owned by them for consideration, monetary or otherwise.

PERSON — Any natural person or persons, partnership, association, corporation, firm, fictitious name or any other individual or business entity or their agents.

§ 156-3. Registry of all rental properties.

All lessors, within 30 days after the effective date of this chapter, or in the case of real estate hereafter acquired or hereafter rented or becoming available for rental or the actual rental or availability for rental thereof, as the case may be, shall report to the Secretary of North Middleton Township, in writing, the number of parcels or units of said real estate presently or hereafter rented and/or available for rental, including a description by address, number, tax identification parcel number of said parcels or units, along with the names and full addresses

of the applicable lessees at the time of such report, together and along with a designation as to which unit or parcel is occupied by each lessee.

§ 156-4. Change of occupancy or vacancy to be reported.

Any change in the occupancy of real estate rented or leased in North Middleton Township or in the identity of the lessee from that shown in the report of the lessor required herein shall be reported by the lessor to the Secretary of North Middleton Township within 15 days after such change. It is specifically intended hereby that all lessors shall report all new lessees or lessees who rent or lease a different unit or parcel of a lessor's real estate, as well as when a unit or parcel of said real estate becomes vacant by virtue of the lessee voluntarily or involuntarily leaving.

§ 156-5. Status of occupancy reports.

The Board of Supervisors of North Middleton Township or its duly designated employee or agent shall prepare a form report entitled "status of occupancy report," which report will require and set forth the information required herein, as well as other information deemed pertinent; and the Board of Supervisors of North Middleton Township may, by resolution, direct the incorporated into said report. The status of occupancy report forms are to be enacted and may be changed from time to time by resolution. The failure to have such report forms available, however, shall not excuse the obligation of the lessors to provide the information required herein.

§ 156-6. Violations and penalties. ¹

Any person who violates or permits a violation of this chapter shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a Magisterial District Judge, pay a fine of not more than \$600, plus all court costs, including reasonable attorneys' fees, incurred by the Township in the enforcement of this chapter. No judgment shall be imposed until the date of the determination of the violation by the Magisterial District Judge. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day a violation exists shall constitute a separate offense. Further, the appropriate officers or agents of the Township are hereby authorized to seek equitable relief, including injunction, to enforce compliance herewith.

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).