

CHAPTER XV

HOUSING

Part 1

Rental Registration

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Rental Registration

Section 101. Purposes. This Ordinance is enacted to provide for the uniform and equitable distribution of the tax levies in the Township of Amity and upon the inhabitants thereof and to promote the health, safety, morals and general welfare of the inhabitants of Amity Township. (Ordinance 118, June 19, 1989, Section 1)

Section 102. Definitions and Interpretation. As used in this Ordinance, the following terms shall have the meanings indicated, unless a different meaning clearly appears from the context:

(a) Business Unit. A parcel of real estate, with or without improvements located thereon, utilized by any person or persons for any commercial activity, use or purpose, or as a mobile home trailer lot.

(b) Dwelling Unit. One or more rooms used for living and sleeping purposes arranged for occupancy by one or more persons.

(c) Landlord. A lessor, or person who acts as agent for the lessor, of any parcel of real estate located in the Township of Amity, or a lessor, or person who acts as an agent for the lessor, of any improvements on real estate or any building located in the Township of Amity.

(d) Person. Any individual, partnership, association, firm, corporation or other entity.

(e) Tenant. A person who has the use, either by himself or with others, of a dwelling unit or a business unit owned by a person other than himself, for a period exceeding thirty (30) days.

(Ordinance 118, June 19, 1989, Section 2)

Section 103. Reports by Landlords. Within thirty (30) days from the effective date of this Ordinance, each landlord shall submit to the Amity Township Board of Supervisors a report on form supplied by the Township of Amity, which shall include the following information:

(a) A list of the dwelling units and business units owned by the landlord, located within the Township of Amity, whether occupied or not occupied;

(b) The address of each dwelling unit and business unit;

(c) A brief description of each dwelling unit or business unit;

(d) A statement whether or not said dwelling unit or business unit is inhabited or utilized by tenants;

(e) The name or names of the tenant or tenants utilizing the aforementioned dwelling unit or business unit, if any.

(Ordinance 118, June 19, 1989, Section 3)

Section 104. Reports by Persons Upon Becoming Landlords. After the effective date of this Ordinance, any person who becomes a landlord of any parcel of real estate or any improvement on real estate a or building located in the Township of Amity by agreement of sale, by deed or by any other means, shall, withing thirty (30) days thereafter, report to the Amity Township Board of Supervisors the information and data set forth in Section 103 of this Chapter and on forms to be provided by the Township of Amity. (Ordinance 118, June 19, 1989, Section 4)

Section 105. Reports of Changes in Use or Occupancy. After the effective date of this Ordinance, each and every landlord of any parcel of real estate or any improvement on real estate or a building located in the Township of Amity shall report to the Amity Township Board of Supervisors, on a report form to be supplied by the Township of Amity, any change in the use or occupancy of any dwelling unit or business unit owned by such landlord. The reported change shall include the name or names of new tenants of such dwelling unit or business unit, the date when such change was effected, and the forwarding address of the old tenant or tenants, if known. A landlord of a hotel, inn or boarding house shall not be required to report a person as a "tenant" until that person has resided in such landlord's establishment for a period exceeding thirty (30) days. In the event that a dwelling unit or a business unit was used or utilized by a tenant and then becomes vacant, this change shall also be reported to the Township of Amity. All reports required by this section shall be made within ten (10) days after a landlord has knowledge that such unit has had a change in occupancy or has become vacant or on a systematic basis established from time to time by the Board of Supervisors and made known to listed landlord. (Ordinance 118, June 19, 1989, Section 5)

Section 106. Duties of the Township Manager, or His/Her Designee. The Township Manager, or his/her designee, under the authority of this Ordinance, shall:

(a) Maintain on file at the Amity Township office the names of the landlords owning dwelling units and business units in the Township of Amity, said list to include the names of the current tenants of said dwelling units and business units;

(b) Maintain a supply of forms for landlords to use in making reports to the Township of Amity, as required by Sections 103, 104 and 105 of this Chapter;

(c) Notify the Chief of Police and Fire Chief of the Township of Amity of the address and description of any dwelling unit or business unit that is vacant, unoccupied and not in use.

(Ordinance 118, June 19, 1989, Section 6)

Section 107. Penalties. Any person who shall violate any provision of this Ordinance shall be guilty of a summary offense, and upon conviction thereof before a District Justice, shall be sentenced to pay a fine of not more than Six Hundred Dollars (\$600.00), and costs of prosecution, and in default of payment thereof shall be imprisoned for not more than thirty (30) days. (Ordinance 118, June 19, 1989, Section 7)

Section 108. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of Amity Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein. (Ordinance 118, June 19, 1989, Section 9)