

Fannett Township Rental Property Tenant Registration

Ordinance 1 of 2016

WHEREAS, Section 1506 of the Second Class Township Code authorizes the Fannett Township Board of Supervisors to enact ordinances necessary for the proper management, care and control of the Township and the maintenance of peace, good government, health and welfare of the Township and its citizens, trade, commerce and manufactures; and

WHEREAS, Section 1517 of the Second Class Township Code authorizes the Fannett Township Board of Supervisors to enact and enforce ordinances to govern and regulate the use and occupancy of all buildings and houses constructed in the Township; and

WHEREAS, for the reasons set forth in Section 2 of this ordinance the Fannett Township Board of Supervisors believe it is in the best interest of the health, safety and welfare of the residents of Fannett Township to enact this ordinance.

NOW, it is hereby enacted and ordained by the Board of Supervisors of Fannett Township as follows:

Section 1. Incorporation of Whereas Paragraphs.

The Whereas paragraphs set forth above are incorporated herein by reference as if set forth in full hereunder.

Section 2. Purpose.

1. The Township recognizes a need for registration of individuals residing in residential rental units within the Township in order to provide for the health, safety, and welfare of those residents and other residents, to facilitate the provision of information regarding the level of occupancy in any given structure.
2. The Township recognizes a need for registration of residential rental units within the Township in order to provide for the uniform and equitable distribution of tax levies upon the inhabitants thereof.

3. The Township recognizes that the most efficient system to provide for these rental occupants is to require the landlord to file periodic notices with the Township identifying its residential occupants.

Section 3. Definitions.

Unless the context specifically and clearly indicates otherwise, the meaning of terms used in this ordinance shall be as follows:

Owner-the person(s) in whose name(s) the property, on which the rental unit is located, is recorded in the tax duplicate issued by the Franklin County Assessor.

Person-an individual, corporation, partnership, trust, estate, association or other legal entity capable of holding title to real estate.

Property-a parcel of real estate located in Fannett Township to which a Franklin County tax number has been assigned by the Franklin County Assessor.

Rental unit-any space used for human occupancy located within a building used for residential use and occupancy that is rented for human occupancy under either a written or oral lease or other rental agreement, regardless of the term of the rental or lease. A landlord of a hotel, boarding house and/or building shall not be required to report a person(s) as a "tenant" until that person(s) has resided in such landlord's establishment for a period exceeding 30 days.

Township-Fannett Township, Franklin County, Pennsylvania.

Section 4. Registration Requirements.

No person shall hereafter occupy, allow to be occupied or let to another person for occupancy, any residential rental unit within the Township unless said landlord/lessor notifies the Township within 30 days after said occupancy, the name, address and number of person(s) occupying each specific unit. The registration shall be on forms supplied by the Township and shall contain the following minimum information:

A. Name, address and telephone number of the property owner.

B. Name, address and telephone number of the designated local property manager, if the property owner lives outside the Township and has a property manager.

C. The street/road address of the rental property.

D. The name and address of all occupants, plus place of employment of the tenant(s).

Section 5. Registration Time Period.

A registration for each residential rental unit shall be filed by January 30 of each calendar year and then throughout the year, within 30 days of whenever there is a change of occupants as set forth above.

Section 6. Fees.

No fee shall be charged for this registration.

Section 7. Violations and Penalties.

Any person violating any provision of this ordinance shall, upon conviction in a summary proceeding brought before a District Justice under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense and shall be punishable by a fine of not less than \$100 nor more than \$500 for each offense. A separate offense shall be committed for each day during or on which a violation occurs or continues to exist.

Section 8. Repealer.

All other ordinances or parts thereof which are in conflict with this ordinance are hereby repealed.

Sections 9. Validity.

The provisions of this ordinance are severable, and if any section, clause, sentence, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, clauses, sentences, parts, or provisions of this ordinance. It is hereby declared to be the intent of Fannett Township that this

ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence, part, or provision had not been included herein.

Section 10. Effective Date.

This ordinance shall become effective in accordance with the law.

Enacted by the Board of Supervisors of Fannett Township the 4th day of

January, 2016.

ATTEST:

Georgia O'Donnell
Secretary, Georgia O'Donnell

FANNETT TOWNSHIP
BOARD OF SUPERVISORS

By: George Rotz

Chairman, George Rotz

By: William O'Donnell

By: Terry Rowe

True and Attested Copy mailed to Franklin Co. Rec Library - January 8, 2016