

**SPRING TOWNSHIP
PERRY COUNTY. PENNSYLVANIA**

ORDINANCE NO. 2012-02

AN ORDINANCE OF SPRING TOWNSHIP, PERRY COUNTY, PENNSYLVANIA, TO REQUIRE YEARLY REGISTRATION OF ALL RENTAL PROPERTIES, ESTABLISHING RESPONSIBILITIES FOR OWNERS FOR REGISTERING AND PROVIDING PENALTIES FOR VIOLATION THEREOF

WHEREAS, the Second Class Township Code provides that Spring Township is able to levy and collect a per capita tax upon all individuals residing within the Township; and

WHEREAS, Spring Township currently has no ability to accurately determine the occupancy of residential rental properties within the Township; and

WHEREAS Spring Township wishes to capture the revenue to which it is entitled from those individuals renting within the Municipality for the benefit of all taxpayers of the Municipality.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Spring Township, Perry County, Pennsylvania, as follows:

Section 101. Annual Registration

A. All residential rental property dwellings including, but not limited to, dwelling units, rooming houses, rooming units and dormitory rooms must be registered at the Spring Township office no later than July 21, 2012 and each year following between January 1 and March 1. All owners, persons or legal controlling entities must comply by providing the following registration information:

- i. The address of the residential rental property.
- ii. The name or names, address(es) and telephone numbers of owner or owners of the property.
- iii. The names, addresses and telephone numbers of each occupant, tenant, roomer or person living within the dwelling, dwelling unit, rooming unit or dormitory that may or may not have a valid lease or rental agreement. This information must be updated within thirty (30) days of the occupant, tenant, roomer or person changing and should include forwarding information for the previous occupants, tenants, roomers or persons.

B. Every person owning a rental property, dwelling, room house or other rental property shall give notice in writing to the Township within five (5) days after having transferred

or otherwise disposed of legal control of any licensed rooming house or rental property. Such notice shall include the name and address of the person or persons succeeding in ownership or control of such rooming house or rental property.

Section 102. Definitions

As contained herein, the following words shall have the following definitions

- A. Dormitory – a room in any dwelling used for sleeping purposes by two or more unrelated persons.
- B. Dwelling – any enclosed space which is wholly or partially used or to be used for living or sleeping by human occupants, provided that temporary housing shall not be regarded as a dwelling.
- C. Multiple Dwelling – any dwelling containing two or more dwelling units or room units.
- D. Occupant – any person over one year in age, sleeping, cooking or eating or actually having possession of a dwelling unit or rooming unit except that a temporary guest shall not be considered an occupant.
- E. Residential Rental Property – any dwelling or dwelling unit occupied by a tenant or tenants as their residence under a lease, written or oral, with the owner.
- F. Rooming House – a building arranged or occupied for lodging, with or without meals, for compensation and not occupied as one or two family dwelling and shall include hotels and motels.

Section 103. Penalties

Any person failing to comply with the requirements of this Ordinance shall be subject to a fine of no less than One Hundred Dollars (\$100) nor more than Five Hundred Dollars (\$500) for each property or tenant which has not been registered pursuant to this Ordinances.

Section 104. Severability

The provisions of this Ordinance are severable. Should any part of the Ordinance be declared by final court order with jurisdiction to be illegal or otherwise invalid, the balance of the Ordinance shall be unaffected by such declaration.

Section 105. Effective Date

This Ordinance shall become effective by operation of law pursuant to the Second Class Township Code of the Commonwealth of Pennsylvania.

ADOPTED AND ORDAINED this 2nd day of April, 2012.

ATTEST:

SPRING TOWNSHIP
BOARD OF SUPERVISORS

Erodna C. Kellan
Township Secretary

D.A. Wentzel
Doug Wentzel, Chairman

Dick Bolze
Dick Bolze, Vice Chairman

Leon Cleland
Leon Cleland, Member