

Chapter 11

HOUSING

ARTICLE I

Listing of All Rental or Rentable Units

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[HISTORY: Adopted by the Board of Supervisors of the Township of German as indicated in article histories. Amendments noted where applicable.]

ARTICLE I

Listing of All Rental or Rentable Units

[Adopted at time of adoption of Code (see Ch. 28, General Provisions, Art. I)]

§ 11-1. Purposes.

This article is enacted to provide for the uniform and equitable distribution of the tax levies in the Township and upon the inhabitants thereof and to promote the health, safety, morals and general welfare of the inhabitants of the Township.

§ 11-2. Definitions and interpretation.

As used in this article, the following terms shall have the meanings indicated, unless a different meaning clearly appears from the context:

BUSINESS UNIT — A parcel of real estate, with or without improvements located thereon utilized by any person or persons for any commercial activity or purpose.

DWELLING UNIT — One or more rooms used for living and sleeping purposes arranged for occupancy by one family or by one or more persons.

LANDLORD — A lessor, or person who acts as agent for the lessor, of any parcel of real estate located in the Township, or a lessor, or person who acts as agent for the lessor, of any improvements on real estate or any building located in the Township.

PERSON — Any individual, partnership, association, firm or corporation.

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 30 days.

- B. Maintain a supply of forms for landlords to use in making reports to the Township Secretary as required by §§ 11-3, 11-4 and 11-5 of this article.
- C. Notify the Chief of Police and the Fire Chief of the Township of the address and description of any dwelling unit or business unit that is vacant, unoccupied and not in use.

§ 11-7. Enforcement and remedies.

A. Enforcement notice.

- (1) If it appears to the Board of Supervisors that a violation of the ordinance has occurred, the Board of Supervisors shall initiate enforcement proceedings by sending an enforcement notice as provided in this section.
- (2) The enforcement notice shall be sent to the violator and, if applicable, the owner of the record of the parcel on which the violation has occurred, to any person who has filed a written request to receive enforcement notices regarding that parcel and to any other person requested in writing by the owner of record.
- (3) An enforcement notice shall state at least the following:
 - (a) The name of any violator and, if applicable, the owner of record and any other person against whom the Board of Supervisors intends to take action.
 - (b) The location of the violation and, if applicable, the property in violation.
 - (c) The specific violation with a description of the requirements which have not been met, citing in each instance the applicable provisions of this article.
 - (d) The date before which the steps for compliance must be commenced and the date before which the steps must be completed.
 - (e) That the recipient of the notice has the right to appeal to the Board of Supervisors within a period of 10 days.

B. Enforcement remedies.

- (1) Any person, partnership or corporation who or which has violated or permitted the violation of the provision of this article shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Board of Supervisors, pay a judgment of not more than \$600 plus all court costs, including reasonable attorney fees incurred by the Board of Supervisors as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the Magisterial District Judge. If the defendant neither pays nor timely appeals the judgment, the Board of Supervisors may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues or each section of this article which shall be found to have been violated shall constitute a separate violation.

Chapter 12
(RESERVED)

Chapter 13
(RESERVED)

Chapter 14
(RESERVED)