

AMELIA VILLAGE, OHIO

Ordinance: O-2013-51

AN ORDINANCE ADOPTING CHAPTER 155, RENTAL DWELLING REGISTRATION, OF THE CODIFIED ORDINANCES OF AMELIA VILLAGE.

WHEREAS, Amelia Village has an interest in protecting the health, safety and welfare of its citizens; and

WHEREAS, Village Council desires to establish a rental dwelling registration regulations in order to assist Village officials with addressing problems which may arise at residential rental dwelling units in an expeditious and efficient manner;

NOW, THEREFORE, be it ordained by the Amelia Village Council, as follows:

SECTION I. That Chapter 155, Rental Dwelling Registration, as attached hereto and incorporated herein, is hereby adopted as part of the codified ordinances of Amelia Village.

SECTION II. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

SECTION III. This Amelia Village Council hereby finds and determines that all formal actions relative to the passage of this ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code.

DERRICK CAMPBELL moved for the adoption of the ordinance.

RENEE GERBER seconded the motion.

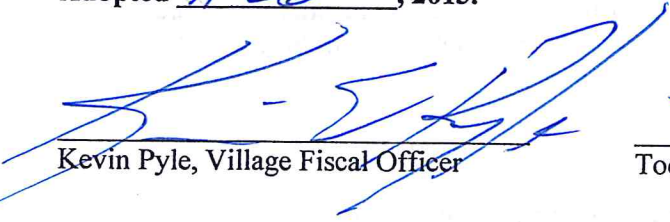
	YEA	NAY	ABSENT
Derrick Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Dickerson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Elliott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renee Gerber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Katie Krafka	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

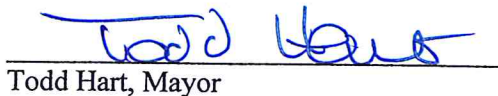
First Reading: OCTOBER 16, 2013

Second Reading: NOVEMBER 12, 2013

Third Reading: NOVEMBER 26, 2013

Adopted 11-26-, 2013.


Kevin Pyle, Village Fiscal Officer


Todd Hart, Mayor

RENTAL DWELLING REGISTRATION

§155.01 DEFINITIONS

The following words, terms and phrases, when used in this ordinance, shall have the meanings ascribed to them in this section:

Owner means any person, firm, partnership, corporations or other legal entity having a legal or equitable interest in the premises.

Rental dwelling unit means any single structure, building, or other facility promised and/or leased to a residential tenant for use as a home, residence, or sleeping unit. Such terms includes, but is not limited to, one- or two- family dwellings, multiple dwellings and apartment units.

§155.02 PURPOSE.

The purpose of this policy is to provide Village officials with the necessary information to address problems with may arise at or with regard to residential dwelling units in an expeditious and efficient manner.

§155.03 REGISTRATION OF RENTAL DWELLINGS REQUIRED.

- (a) No Owner of real estate within the Village shall use real estate for the purpose of erecting or maintaining a rental dwelling thereon without registering such property with the Zoning Inspector. Applications for registration shall be filed with the Zoning Inspector and accompanied by the registration fee listed below.
- (b) The registration form shall be signed by the Owner.
- (c) Whenever ownership of a rental dwelling unit changes, the new Owner shall register the property within 30 days of the transfer of ownership.
- (d) Notification of the Owner or his agent at the address shown on the registration form shall constitute sufficient notice pursuant to any provision of this chapter.
- (e) The initial period for compliance is January 30, 2014. At that time, all rental dwellings must be registered with the Zoning Inspector of the Village.
- (f) The fee for registering rental dwelling units shall be \$25.00 per single-family dwelling unit, \$50.00 for each two-family or duplex unit, and \$75.00 for each building with three or more dwelling units.
- (g) Upon completion of the registration form, the Village shall issue to the registrant a certificate of registration as proof of the registration. Certificates of registration shall be nontransferable and state the following: the date of issuance; the address of the rental dwelling unit and the name, if an apartment building, of the residential rental property owner; the names(s) of the rental managers; and the number of dwelling units located within the rental dwelling.

§155.04 FAILURE TO REGISTER BY DEADLINE.

Failure to register a property as required by Section 155.03 shall result in a late fee of one hundred fifty dollars (\$150.00) per building, plus the registration fee outlined in Section 155.03(f).

§155.05 PROPERTY MAINTENANCE.

Owners registering properties are required to maintain their properties in accordance with minimum standards of the Amelia Village Codified Ordinances, Chapter 154, Exterior Property Maintenance Code, the Zoning Inspector shall inspect each registered property on an annual basis.

§155.06 VIOLATION.

- (a) It is unlawful for any person to provide false information on the prescribed registration form.
- (b) It shall be a violation of this chapter for any Owner to maintain a rental dwelling unit, which has not been registered in accordance with this chapter.

§155.07 PENALTY.

Any person, firm or corporation or his or their agents who violates any provisions of this chapter or who fails or refuses to abide by the terms issued pursuant to this chapter is guilty of a misdemeanor in the fourth degree for each offense. A separate offense shall be deemed committed each day during which a violation continues.

§155.08 SEVERABILITY.

If any provision of this chapter or the application thereof to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of this chapter, which can be given effect without the invalid provision, or application, and to this end, the provisions of this chapter are severable.

