

TOWNSHIP OF MIDDLESEX
Cumberland County, Pennsylvania

Ordinance No. *j-95*

AN ORDINANCE OF THE TOWNSHIP OF MIDDLESEX, CUMBERLAND COUNTY, PENNSYLVANIA, REQUIRING LESSORS/LANDLORDS TO REPORT ON THE STATUS OF OCCUPANCY OF PARCELS OR UNITS OF REAL ESTATE WHICH THEY RENT OR HAVE AVAILABLE FOR RENTAL; PROVIDING FOR A REPORT THEREON EACH TIME THERE IS A NEW LESSEE/TENANT IN A PARTICULAR PARCEL OR UNIT OF REAL ESTATE; PROVIDING FOR A REPORT EACH TIME A LESSEE/TENANT VACATES A PARTICULAR PARCEL OR UNIT OF REAL ESTATE; AND PROVIDING METHODS OF ENFORCEMENT AND PENALTIES FOR THE VIOLATION HEREOF.

BE IT ENACTED AND ORDAINED by the Board of Township Supervisors in and for Middlesex Township, Cumberland County, Pennsylvania, and it is hereby enacted and ordained as follows:

SECTION 1. The following words when used in this Ordinance shall have the meaning ascribed to them in this Section except where the context clearly indicates or requires a different meaning:

(a) "Person" - Any natural person, partnership, association, firm or corporation.

(b) "Lessor/Landlord" - Any person who grants a lease, whether in writing or orally, or otherwise permits the use of his real estate or portion thereof situated in the Township of Middlesex, Cumberland County, Pennsylvania, for a consideration, monetary or otherwise, by a Lessee/Tenant.

(c) "Lessee/Tenant" - That person or persons who has the use or occupancy of real estate of a Lessor/Landlord situated in the Township of Middlesex, Cumberland County, Pennsylvania, and is responsible for

the giving of any type of consideration therefor, but excluding those who occupy a premises for a period of less than thirty (30) consecutive days

SECTION 2. All Lessors/Landlords within thirty (30) days after the effective date of this ordinance, or in case of real estate thereafter acquired or thereafter rented or becoming available for rental, within thirty (30) days after the acquisition, rental or availability for rental thereof, as the case may be, shall report to the Township Secretary in writing addressed to him or her at the Middlesex Township Municipal Building the number of parcels or units of real estate presently or hereafter rented and available for rental, a description (by address, number and/or some other meaningful method) of the said parcels or units and the names of its Lessees/Tenants at the time of such report, together with a designation as to which unit or parcel is occupied by each such Lessee/Tenant.

SECTION 3. Any change in the occupancy of real estate rented or leased or in the identity of the Lessee/Tenant from that shown in the report of the Lessor/Landlord as required in Section 2 hereof shall be reported by Lessor/Landlord to the Township Secretary within ten (10) days after such change. It is intended hereby that Lessors/Landlords shall report a new Lessee/Tenant or a Lessee/Tenant who rents or leases a different unit or parcel of Lessor's/Landlord's real estate and when a unit or parcel of their real estate becomes vacant.

SECTION 4. The Township Secretary may prepare a form report entitled "Status of Occupancy Report" which form report may

require that information set forth above and such other pertinent information that the Board of Supervisors by resolution may direct the Township Secretary to incorporate into the said report form. The failure to have or receive such a report form, however, shall not excuse the obligation of a Lessor/Landlord to provide the information required herein.

SECTION 5. Any Lessor/Landlord violating any of the provisions of this Ordinance or who furnishes false information to the Township of Middlesex or who uses a false name or address in any report required by this Ordinance shall, upon conviction thereof before any District Justice be sentenced to pay a fine of not more than One Hundred Dollars (\$100.00) and costs of prosecution, and in default of payment thereof to suffer imprisonment in the Cumberland County Prison for not more than thirty (30) days.

SECTION 6. REPEALER. All Ordinances or Resolutions or parts of Ordinances or Resolutions insofar as they are inconsistent herewith, be and the same are hereby repealed.

SECTION 7. SEVERABILITY. If any sentence, clause, phrase or part of this Ordinance is determined by a court of competent jurisdiction to be unconstitutional, unlawful or invalid, such determination shall not affect or impair any of the remaining provisions hereof. It is hereby declared as the intention of the Board that this Ordinance would have been enacted had such unconstitutional, unlawful or invalid portion hereof not been included herein.

SECTION 8. EFFECTIVE DATE. This Ordinance shall become effective in accordance with prevailing law.

ENACTED AND ORDAINED by the Board of Township Supervisors this 5th day of April, 1995, in public lawful session duly assembled.

TOWNSHIP OF MIDDLESEX

By Robert M. Eppley
Chairman, Board of Township
Supervisors

ATTEST:

Glenn Jensen
Township Secretary

(SEAL)