

Chapter 160

RENTAL PROPERTY

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[HISTORY: Adopted by the Borough Council of the Borough of Edgewood 9-18-1995 by Ord. No. 931. Amendments noted where applicable.]

GENERAL REFERENCES

Taxation — See Ch. 184.

§ 160-1. Purposes.

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

§ 160-2. Definitions.

As used in this chapter 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 Borough of Edgewood, or a lessor, or person who acts as agent for the lessor, of any improvements on real estate or any building located in the Borough of Edgewood.

PERSON — 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 him/herself, for a period exceeding 30 days.

§ 160-3. Reports by landlords.

Within 30 days from the effective date of this chapter, each landlord shall submit to the Building Inspector a report form supplied by the Building Inspector which includes the following information:

- A. List of dwelling units and business units owned by the landlord, located within the Borough of Edgewood limits, whether occupied or not occupied;
- B. Address of each dwelling unit and business unit;
- C. Brief description of each dwelling unit or business unit;
- D. Whether or not said dwelling unit or business unit is inhabited or utilized by tenants;
- E. Names of the tenant or tenants utilizing the aforementioned dwelling unit or business unit, if any.

§ 160-4. Reports by persons upon becoming landlords.

After the effective date of this chapter, any person who becomes a landlord of any parcel of real estate or any improvement on real estate or building located in the Borough of Edgewood by agreement of sale, by deed, or by any other means, shall within 30 days thereafter report to the Building Inspector the information and data set forth in § 160-3 above, and on forms to be provided by the Building Inspector.

§ 160-5. Reports of changes in use or occupancy.

After the effective date of this chapter, each and every landlord of property within the Borough of Edgewood shall report to the Building Inspector on a report form to be supplied by the Building Inspector, any change in the use or occupancy of any dwelling unit or business unit owned by such dwelling unit or business unit, the date when such change was effected, and the forwarding address of the old tenant or tenants, if known. A landlord of a hotel, inn or boardinghouse shall not be required to report a person as a "tenant" until that person has resided in such landlord's establishment for a period exceeding 30 days. In the event that a dwelling unit or business unit was used or utilized by a tenant and then becomes vacant, this change shall be reported to the Building Inspector. All reports required by this section shall be made within 10 days after a landlord has knowledge that such a unit has had a change in occupancy or has become vacant.

§ 160-6. Duties of the Building Inspector.

The Building Inspector, under the authority of this chapter shall:

- A. Maintain on files at the Edgewood Borough office the names of the landlords owning dwelling units and business units in the Borough of Edgewood, said list to include the names of the current tenants of said dwelling units and business units;
- B. Maintain a supply of forms for landlords to use in making reports to the Building Inspector as required by §§ 160-3, 160-4 and 160-5 of this chapter;
- C. Notify the Chief of Police and the Fire Chief of the address and description of any dwelling unit or business unit that is vacant, unoccupied and not in use.

§ 160-7. Violations and penalties.

Any person who shall violate any provision of this chapter shall, upon conviction thereof, be sentenced to pay a fine of not more than \$600 and in default of payment, to imprisonment of a term not to exceed 30 days.

