

Ordinance No. 120

AN ORDINANCE OF THE TOWNSHIP OF CHIPPEWA, BEAVER COUNTY, PENNSYLVANIA, REQUIRING LESSORS TO REPORT ON THE STATUS OF OCCUPANCY OF PARCELS OR UNITS OF REAL ESTATE AND IMPROVEMENTS THEREON WHICH THEY RENT OR HAVE AVAILABLE FOR RENTAL; PROVIDING FOR REPORTS THEREON EACH TIME THERE IS A NEW LESSEE OR OCCUPANT IN A PARTICULAR PARCEL OR UNIT OF REAL ESTATE OR IMPROVEMENT THEREON; PROVIDING FOR REPORTS EACH TIME A LESSEE VACATES A PARTICULAR PARCEL OR UNIT OF REAL ESTATE OR IMPROVEMENT; AND PROVIDING METHODS OF ENFORCEMENT AND PENALTIES FOR THE VIOLATION THEREOF.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Chippewa, Beaver County, Pennsylvania, a second class township, that Chapter 11, of the Chippewa Township Code of Ordinances is hereby amended by the addition of the following:

CHAPTER 11
Part 1

Section 101 - DEFINITIONS

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) "Lessee" - that person or persons who has the use of the real estate or any part of improvement on real estate of a lessor and is responsible for the giving of any type of consideration therefor, but excluding those who are lessees for a period of less than thirty (30) days.

(c) "Lessor" - Any person who grants a lease or otherwise permits the use of his real estate, any part of improvements thereon, or any portion thereof for a consideration, monetary or otherwise.

Section 102 - REPORT OF RENTALS AVAILABLE

All lessors shall within thirty (30) days after the effective date of this Ordinance, or in case of real estate or improvement thereon 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 the Secretary at the Township office, the number of parcels or units of real estate or improvements thereon presently or hereafter rented and available for rental; a description (by address, number and/or some other meaningful method) of the parcels or units; and the names of the lessees at the time of such report, together with a designation as to which unit or parcel is occupied by each.

Section 103 - REPORTS OF CHANGE

Any change in the occupancy of real estate or units of improvements thereon rented or leased or in the identity of the lessee from that shown in the report of the lessor as required in Section 102 hereof shall be reported by the lessor to the Township Secretary within ten (10) days after such change. It is intended hereby that lessors shall report a new lessee or a lessee who rents or leases a different unit or parcel unit or parcel of lessor's real estate or unit of improvement thereof and when a unit or parcel of their real estate becomes vacant.

Section 104 - REPORT FORMS

The Township Secretary may prepare a form report entitled "Status of Occupancy Report" which form may require the information set forth above and such other pertinent information that the Board of Supervisors may by resolution direct the Township Secretary to incorporate into the said report form. The failure to have such report forms, however, shall not excuse the obligation of the lessors to provide the information required herein.

Section 105 - PENALTIES FOR VIOLATION

Any lessor violating any of the provisions of this ordinance or who furnishes false information to the Township or who uses a false name or address in any report required by this Ordinance shall, upon conviction thereof be sentenced to pay a fine of not more than Three Hundred (\$300.00) Dollars and costs of prosecution and/or imprisonment for a term not to exceed ninety (90) days. It is further hereby provided that each day's violation of any of the provisions of this Ordinance shall constitute a separate offense.

Section 106 - SEVERABILITY

All sections, paragraphs or parts of this Ordinance are severable and if any section, paragraph or portion shall be declared invalid or unconstitutional, the same shall not affect the validity of any or all other sections, paragraphs or portions or part of this Ordinance.

Section 107 - REPEAL OF INCONSISTENT ORDINANCES

Any ordinance or part of any ordinance conflicting with this Ordinance is hereby repealed insofar as the same is inconsistent herewith.

This Ordinance shall become effective five (5) days after adoption.

ENACTED AND ORDAINED this _____ day of May, 1987, by the Board of Supervisors of the Township of Chippewa, Beaver County, Pennsylvania.

ATTEST:

CHIPPEWA TOWNSHIP

Stephen L. Johnson, Secretary

By Thomas A. Roberts, Chairman

(SEAL)

Paul Jewell, Supervisor

Kathleen Krecek, Supervisor