

CHAPTER 11

HOUSING

Part 1

Tenant Registration Reports

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Part 1
Tenant Registration Reports

§101. Purposes. This Part is enacted to provide for the uniform and equitable distribution of the tax levies in the Borough of Emporium and upon the inhabitants thereof and to promote the health, safety, morals and general welfare of the inhabitants of the Borough. (Ord. 412, 10/4/1993)

§102. Definitions and Interpretation. As used in this Part, 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 (1) or more rooms used for living and sleeping purposes arranged for occupancy by one (1) family or by one (1) 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 Emporium, 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 Emporium.

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 thirty (30) days.

(Ord. 412, 10/4/1993)

§103. Reports by Landlords. Within thirty (30) days from the effective date of this Part, each landlord shall submit to the Borough Manager, a report form supplied by the Borough Manager, which includes the following information:

A. List of the dwelling units and business units owned by the landlord, located within the Borough of Emporium 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.

(Ord. 412, 10/4/1993)

§104. Reports by Persons Upon Becoming Landlords. After the effective date of this Part, any person who becomes a landlord of any parcel of real estate or any improvement on real estate or building located

in the Borough by agreement of sale, by deed, or by any other means, shall, within thirty (30) days thereafter, report to the Borough Manager the information and data set forth in §103, above, and on forms to be provided by the Borough Manager. (Ord. 412, 10/4/1993)

§105. Reports of Changes in Use or Occupancy. After the effective date of this Part, each and every landlord of property within the Borough of Emporium shall report to the Borough Manager on a report form to be supplied by the Borough Manager, any change in the use or occupancy of any dwelling unit or business unit owned by such landlord. The reported change shall include the name or names of new tenants of 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 boarding house 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 thirty (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 also be reported to the Borough Manager. All reports required by this Section shall be made within ten (10) days after a landlord has knowledge that such a unit has had a change in occupancy or has become vacant. (Ord. 412, 10/4/1993)

§106. Duties of the Borough of Emporium Secretary. The Secretary, under the authority of this Part, shall:

A. Maintain on file at the Borough of Emporium office, the names of the landlords owning dwelling units and business units in the Borough of Emporium, 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 Borough Manager as required by §§103, 104, and 105 of this Part.

C. Notify the Chief of Police and the Fire Chief of the Borough of Emporium of the address and description of any dwelling unit or business unit that is vacant, unoccupied and not in use.

(Ord. 412, 10/4/1993)

§107. Penalties. Any person who shall violate any provision of this Part shall, upon conviction thereof, be sentenced to pay a fine of not more than six hundred dollars (\$600.00) plus costs, and in default of payment of said fine and costs, to imprisonment for a term not to exceed thirty (30) days. (Ord. 412, 10/4/1993)