

ARTICLE 29 - RENTAL DWELLING REGISTRATION

Section 2901 - REGISTRATION OF RENTAL DWELLINGS REQUIRED

- No owner or 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.
- The registration form shall be signed by the Owner
- Every two (2) years or whenever ownership, or occupancy of a rental dwelling unit changes, the owner shall register the property within 30 days of the transfer of ownership.
- Notification of the Owner or his agent at the address shown on the registration form shall constitute sufficient notice pursuant to any provisions of this chapter.
- The initial period for compliance is July 31st 2017. At that time, all rental dwellings must be registered with the Zoning Inspector of the Village.
- 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.
- Upon completion of the registration form, the Village shall issue to the registrant a certificate or 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 name(s) of the rental manager(s); and the number of dwelling units located within the rental dwelling.

Section 2902 - FAILURE TO REGISTER BY DEADLINE

Failure to register a property as required by Section 2901 shall result in a late fee of one hundred fifty dollars (\$150.00) per unit plus the registration fee outlined in Section 2901.

Section 2903 - PROPERTY MAINTENANCE & USE

Owners registering properties are required to maintain their properties in accordance with minimum standards of the *Village of New Richmond Minimum Housing and Maintenance Standards*, All properties must be used in compliance with the allowable

uses defined in this ordinance for the specific zoning district which the property is located. The Zoning Inspector shall inspect each registered property on an annual basis for compliance of exterior maintenance standards. All rental property inside the Village of New Richmond is subject to fire inspections by the Village of New Richmond Fire Department per Section 3737.14 of the Ohio Revised Code.

Section 2904 - VIOLATION

It is unlawful for any person to provide false information on the prescribed registration form.

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.

Section 2905 - PENALTY

Any person, firm, partnership, 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 committed each day during which a violation continues.

Section 2906 - 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 provision of this chapter are severable.

AMENDMENTS TO DEFINITION SECTION

Section 255: Owner: Any person, firm, partnership, corporations or other legal entity having a legal or equitable interest in the premises.

Section 266: Rental dwelling unit: 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 and apartment units.