

Ordinance 74-11

Units of Real Estate

12/27/1974

ORDINANCE NO. 74-11

AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, COUNTY OF BEAVER AND COMMONWEALTH OF PENNSYLVANIA, REQUIRING LESSORS TO REPORT ON THE STATUS OF OCCUPANCY OF PARCELS OR UNITS OF REAL ESTATE WHICH THEY RENT OR HAVE AVAILABLE FOR RENTAL; PROVIDING FOR REPORTS THEREON EACH TIME THERE IS A NEW LESSEE IN A PARTICULAR PARCEL OR UNIT OF REAL ESTATE; PROVIDING FOR REPORTS EACH TIME A LESSEE VACATES A PARTICULAR PARCEL OR UNIT OF REAL ESTATE; 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 Hopewell, County of Beaver and Commonwealth of Pennsylvania, and it is hereby enacted and ordained by authority of the same.

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) "Lessee" - That person or persons who has the use of 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 or portion thereof for a consideration, monetary or otherwise.

SECTION 2. All lessors, 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 Manager-Secretary in writing addressed to him at the Township office 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 and other occupants at the time of such report, together with a designation as to which parcel or unit is occupied by each and the date of occupancy. The report may be a copy of the lease agreement if one is in existence.

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

SECTION 4. The Township Manager-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 by resolution may direct the Township-Manager Secretary to incorporate into the said report form. The failure to have such report forms, however, shall not excuse the obligation of lessors to provide the information required herein. The report may be filed by presenting to the Township Manager-Secretary a copy of any lease agreement which may be in effect or a copy of any other form that the lessor may be required to submit to any other agency concerning tenants.

SECTION 5. 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 before any District Magistrate, 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 Beaver County Jail for not more than thirty (30) days.

SECTION 6. All ordinances or parts of ordinances or resolution inconsistent herewith are hereby repealed.

ENACTED AND ORDAINED this 27th day of DECEMBER, 1974.

ATTEST:

TOWNSHIP OF HOPEWELL

Dorothy J. Kozis
Secretary

By: Fred R. Milandich
President

PROOF OF PUBLICATION

The **Beaver County Times**, a daily newspaper of general circulation, published by BEAVER NEWSPAPERS, INC., a Pennsylvania corporation, 400 Fair Avenue, West Bridgewater, Beaver County, Pennsylvania, was established in 1946, and has been issued regularly, except legal holidays since said date.

The attached advertisement, which is exactly as printed and published, appeared in the regular issue on **1/03**

BEAVER NEWSPAPERS, INC.

STATE OF PENNSYLVANIA, }
COUNTY OF BEAVER, } SS:

By

James R. Miller

Before me, a Notary Public in and for such county and state, personally known to me,
JAMES R. MILLER, who being duly sworn according to law

SECRETARY-TREASURER of BEAVER NEWSPAPERS, INC.; that nor said corporation is interested in the subject matter of the attached advertisement, and that all of the allegations of the foregoing statement including those as to the character of publication are true.

Sworn to and subscribed before me
this **9TH** day of **JANUARY 1975**

Muriel L. Hepp

The costs of advertising and publication
has been paid.

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