

COPY

ORDINANCE NO. 19

AN ORDINANCE OF THE TOWNSHIP OF HANOVER, 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 Hanover, County of Beaver, 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, regardless of whether that person 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 with or without 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 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/or 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 Secretary may prepare a form report, including that information set forth above and such

other pertinent information that the Board by resolution may direct the Township Secretary to incorporate into the said report form.

SECTION 5. Any Lessor who shall violate any provision of this ordinance and/or who furnishes false information to the Township and/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 One Hundred (\$100.00) Dollars and costs of prosecution and, in default of payment of such fine and costs, to imprisonment for not more than thirty (30) days.

SECTION 6. Any ordinance or part of ordinance conflicting with the provisions of this Ordinance shall be and is hereby repealed.

DULY ENACTED AND ORDAINED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HANOVER, BEAVER COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 1982.

ATTEST: HANOVER TOWNSHIP BOARD OF SUPERVISORS

Secretary

Phillip T. Reed