

ORDINANCE NO. 3-94

AN ORDINANCE REQUIRING LANDLORDS TO FILE REPORTS LISTING ALL DWELLING UNITS IN THE TOWNSHIP OF MOUNT PLEASANT AND THE TENANTS OR OCCUPIERS THEREOF AND ANY SUBSEQUENT CHANGE THEREIN; ESTABLISHING THE DUTIES OF THE ADAMS COUNTY TAX ASSESSOR: PROVIDING FOR DEFINITIONS, INTERPRETATIONS AND THE PURPOSES HEREOF; AND PRESCRIBING PENALTIES FOR VIOLATIONS

The Township of Mount Pleasant hereby ordains as follows:

Section 1. Purpose. This Ordinance is enacted to provide for the uniform and equitable distribution of tax levies upon residents of the Township.

Section 2. Definitions and Interpretations. As used in this Ordinance, the following terms shall have the meanings indicated, unless a different meaning clearly appears from the context:

Assessor - The Adams County Tax Assessor.

Township - The Township of Mount Pleasant.

Commonwealth - The Commonwealth of Pennsylvania.

Dwelling Unit - one or more rooms in the Township used or occupied for living and/or sleeping purposes by one or more persons (including a room or rooms in a hotel, inn or rooming house).

Landlord - a Person who or which leases as Lessor to a Tenant any Dwelling Unit the use or occupancy of which continues for a period of over thirty (30) days, and/or a Person appointed to act as Resident Agent under Section 3 of this Ordinance.

Person - any individual, partnership, association, firm or corporation.

Resident Agent - an individual residing in the Commonwealth and within a ten (10) mile radius of the Township or a partnership, association, firm or corporation having an office in the Commonwealth and within a ten (10) mile radius from the Township appointed by a Landlord pursuant to Section 3 of this Ordinance.

Tenant - a Person who has the use or occupancy of a Dwelling Unit for a period exceeding thirty (30) days.

As used herein, the singular of the foregoing terms shall include the plural.

Section 3. Resident Agent. Any Landlord who is an individual and does not reside within the Commonwealth or within a ten (10) mile radius from the Township, and any Landlord which is other than an individual and has no office within the Commonwealth or within a ten (10) mile radius of the Township shall appoint a Resident Agent to act for such Landlord hereunder.

Section 4. Reports by Landlords. Within thirty (30) days from the effective date of this Ordinance, each Landlord shall submit to the Assessor, a report form obtainable from the Assessor's Office which set forth the following information:

- A. A list of all Dwelling Units leased by the landlord;
- B. The address of each such Dwelling Unit;
- C. A brief description of each such Dwelling Unit;
- D. Whether or not such Dwelling Unit is then occupied by a Tenant;
- E. The name and phone number (if any) of any Tenant occupying such Dwelling Unit;
- F. The name, address and phone number of any Person appointed by Lessor to act as Resident Agent for Lessor with respect to each such Dwelling Unit.

Section 5. Report by Persons upon Becoming a Landlord. After the effective date of this Ordinance, any Person who becomes a Landlord shall, within thirty (30) days thereafter, report to the Assessor the information required by Section 4 of this Ordinance on a form obtainable from the Assessor's Office.

Section 6. Reports of Changes in Use or Occupancy. After the effective date of this Ordinance, every Landlord shall report to the Assessor on a form obtained from the Assessor's Office, any change in the Tenant of a Dwelling Unit. If such change involves the termination of use or occupancy by a Tenant, such Report shall also include the date of the change and the forwarding address of the previous Tenant, if known. If such change involves a new Tenant, such Report shall also include the date of the change and the name of the new Tenant. All reports

required by this Section shall be made within thirty (30) days after the change takes place.

Section 7. Maintenance of Information and Forms. The Assessor is requested to:

1. Maintain on file at the Assessor's Office the information required to be provided by Sections 4, 5 and 6 hereof; and
2. Maintain a supply of forms for Landlords to use in making the reports required by Sections 4, 5 and 6 of this Ordinance.

Section 8. Penalties. Any Person who shall violate any provision of this Ordinance shall, upon conviction thereof, be sentenced to pay a fine of not more than Three Hundred (\$300.00) Dollars and, in default of payment, to imprisonment for a term not to exceed thirty (30) days.

Section 9. Repealer. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

Section 10. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section 11. Effective Date. This Ordinance shall become effective on January 1, 1995.

ENACTED and ORDAINED this 25th day of August, 1994.

BOARD OF SUPERVISORS  
MOUNT PLEASANT TOWNSHIP

Harry E. Gehlert  
Supervisor

Edward J. Little  
Supervisor

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Supervisor

ATTEST:

Norman L. Graft  
Secretary