

WARRINGTON TOWNSHIP
YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 90- 3

AN ORDINANCE REQUIRING THE REGISTRATION OF RENTAL DWELLING UNITS AND OCCUPANTS THEREOF IN WARRINGTON TOWNSHIP.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of Warrington Township, York County, Pennsylvania, as follows:

I. This ordinance shall be known as the Warrington Township Rental Dwelling Registration Ordinance.

II. Definitions:

- A. Landlord is defined as the record owner, as indicated by the records in the Office of the Recorder of Deeds in and for York County, Pennsylvania, of any real estate located in the Township of Warrington, which real estate is being utilized as the residence of one or more persons other than the landlord and his immediate household. The term landlord shall include natural persons, partnerships, associations, and corporations.
- B. Tenant is defined as any individual eighteen (18) years of age or older residing in premises owned by a "Landlord" as defined in this section. An individual may be a "Tenant" if residing in premises owned by a "Landlord" even if no rent or other consideration has been paid or agreed to be paid.
- C. The Immediate Household is defined as the landlord, spouse, parents, or children.

III. Landlord's Obligations

- A. Within ten (10) days after any tenant has moved into a landlord's premises, the landlord shall obtain from the Secretary of Warrington Township, a permit for the occupancy of such real property by the tenant or tenants.
- B. Within ten (10) days after any tenant has vacated a landlord's premises, the landlord shall inform the Secretary of Warrington Township, in writing, of the name and address of such tenant or tenants, as well as the date on which such tenant or tenants vacated the landlord's premises.
- C. All landlords shall notify the Secretary of Warrington

Township, in writing, but shall not be required to obtain a permit, within thirty (30) days after the effective date of this ordinance, of the names, addresses, and approximate dates of entry of any tenant currently residing, as of the effective date of this ordinance, in the landlord's premises.

IV. The landlord shall obtain the permit required by this ordinance by making application, on forms provided by the Township, filed with the Secretary of Warrington Township, which application shall include, but not be limited to, the following information:

- a. The name and address of the landlord;
- b. The name and address of the tenant or tenants and the date on which such tenant or tenants moved into the landlord's premises;
- c. The name and address of the party or parties responsible for the payment of sewer rental.

No fee will be paid for the issuance of the permit.

V. The landlord shall verify permit information filed with the Secretary of Warrington Township twice annually between May 1 and May 15 and between November 1 and November 15. Verification shall be certified by the landlord or agent of the landlord on forms provided by the Township.

VI. Any person, partnership, association or corporation, violating any of the provisions of this ordinance shall be subject to a penalty in the amount of one hundred (\$100.00) dollars which penalty may be collected by suit or summary proceedings brought in the name of Warrington Township before any District Justice or other court of competent jurisdiction.

VII. This ordinance is not intended to, nor shall it be construed as limiting the right of any landlord to rent or lease residential property, or the right of any tenant or tenants or other inhabitants to occupy any residential dwelling within Warrington Township.

ENACTED AND ORDAINED by the Board of Supervisors of Warrington Township, York County, Pennsylvania on the 4th day of April, 1990.

ATTEST:

Debra J. Beyer
Secretary

WARRINGTON TOWNSHIP BOARD OF SUPERVISORS

By W. Lawrence Shank
Chairman