RECORD OF ORDINANCES

0475

Dayton Legal Blank, Inc Form No. 30043

Ordinance No. 12-1114 Passed 5/7/12 20____

ORDINANCE REQUIRING LANDLORDS TO REGISTER ALL RENTAL PROPERTIES WITH THE VILLAGE OF BALTIC, OHIO

WHEREAS, the Council of the Village of Baltic, Ohio has determined that it is in the interest of the community and for reasons of safety and welfare of its residents that an ordinance be passed requiring all landlords to register their rental properties with the Village;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF BALTIC, OHIO, AS FOLLOWS:

SECTION 1. The provisions of this Ordinance apply to all non-owner occupied dwellings located in the Village of Baltic. Said properties shall be collectively referred to as "rental dwellings" herein.

SECTION 2. No person shall lease or rent a rental dwelling in the Village of Baltic without registering the same with the Fiscal Officer of the Village. If the Fiscal Officer is not available, said registration shall be made with the Mayor.

SECTION 3. Registration forms shall be available at Village Hall. The registration form must be filled out in full or said registration will not be considered to be in compliance with this Ordinance. Said registration form must include, at a minimum, the following information:

A. The Owner's or Landlord's name, home address, business address, mailing address and valid telephone contact number.
B. Address of the rental property, number of units in the building and permitted number of tenants in each unit.
C. Telephone numbers for the property owner and any agents, managers or other persons acting on behalf of the owner.
D. Name, Address, and valid telephone number of any current tenant renting the unit; and
E. Any other information requested on the form.

Every person required to register a rental dwelling under this Ordinance shall give notice, in writing, to the Fiscal Officer should they intend to change their name, address or contact telephone number at least Ten (10) days prior to the change. If it is impossible or impractical to give said notice then the person required to register shall give said written notice at the earliest possible time, not to exceed seven (7) days following any change.

If any person required to register under this Ordinance provides false information, fails to update changed information, or fails to provide information which is easily accessible, that person shall be in violation of this Ordinance.

SECTION 4. Every person required to register a rental dwelling under this Ordinance shall give notice, in writing, to the Fiscal Officer at least Ten (10) days prior to the transfer in ownership of any rental dwelling. Said notice shall include the potential or expected purchaser's name, address, and telephone number.

SECTION 5. Every person required to register a rental dwelling under this Ordinance shall give notice, in writing, to the Fiscal Officer upon a change in the occupancy of any rental dwelling. This includes a current tenant moving out and no new tenant moving in.

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SECTION 6. Every person owning a non-owner occupied dwelling, whether said dwelling is currently occupied or not, shall register said dwelling in accordance with the terms of this Ordinance.

SECTION 7. Any person attempting to convert an owner-occupied dwelling to a non-owner occupied dwelling shall register the same at least Ten (10) days prior to occupancy.

SECTION 8. Violation of any provision of this Ordinance shall be a minor misdemeanor on the first offense. If a person has a prior conviction of any provision of this Ordinance, a second violation shall be a fourth (4th) degree misdemeanor. If a person has two or more prior convictions of any provision of this Ordinance, a violation shall be a third (3rd) degree misdemeanor.

SECTION 9. This ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed:
May 7, 2012

Mayor

ATTEST:
Fiscal Officer