

COOLSPRING TOWNSHIP
MERCER COUNTY, PENNSYLVANIA

ORDINANCE NO. 37 1988

AN ORDINANCE OF THE Township of Coolspring, County of Mercer, Commonwealth of Pennsylvania, requiring all landlords within the Township, to register, within thirty (30) days of any lease, certain information with regard to tenants on forms to be provided by the Township Secretary; to supplement that information within thirty (30) days of any change in status by any tenants; setting forth definitions and providing penalties for violation.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of Coolspring Township, and it is hereby ordained and enacted by the authority of the same, as follows:

SECTION 1. TITLE: This Ordinance shall be known and may be cited as the "COOLSPRING TENANT REGISTRATION ORDINANCE."

SECTION 2. DEFINITIONS:


- (A) LANDLORD: Shall mean any person who either alone, jointly, or severally with others shall have title to any dwelling or dwelling unit, or shall have charge, care or control of the dwelling or dwelling unit as agent for the person holding legal title, or as executor, executrix, administrator, administratrix, trustee or guardian of the estate of a person holding legal title, or any person selling under an article of agreement unless said article of agreement has been properly recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, or any lessor of mobile homes, "pads", or "parking spaces" whether or not consideration is charged.
- (B) PERSON: Shall mean and include any individual, firm, corporation, association, or partnership.
- (C) LEASE: Shall mean permissive occupancy by a person or persons other than members of the landlord's immediate family, of any dwelling or dwelling unit, regardless of whether or not any charges, fees or considerations are made or levied.
- (D) DWELLING UNIT: Shall mean any room or group of rooms located within the building or structure and forming a single habitable unit with facilities which are used, or intended to be used for living, sleeping, cooking, or eating.

- SECTION 3. REGISTRATION: All landlords shall, within thirty (30) days of the lease of any dwelling or dwelling unit, notify the Township Secretary of the names and complete Post Office address of each person over the age of seventeen (17) years. Such information shall be filed with the office of the Township Secretary on forms to be supplied by that office.
- SECTION 4. SUPPLEMENTAL INFORMATION: All landlords shall, within thirty (30) days of any change of status with regard to any registration required by this Ordinance, notify the Township Secretary of the specifics of that change on forms to be provided by the Township Secretary.
- SECTION 5. PENALTY: The Township Secretary may and is hereby authorized to, institute summary proceedings in accordance with the applicable Rules of Court for violation of this Ordinance. The action shall be brought in the name of the Township of Coolspring and any landlord convicted of violating any of the provisions of this Ordinance, that is failing, neglecting, or refusing to register and identify his or her tenants within the time limits prescribed by this Ordinance, or refusing to notify the Township Secretary's Office of any change in occupancy within the time limits prescribed by this Ordinance, or who shall knowingly make any incomplete, false, or fraudulent reports, shall, upon conviction thereof, be sentenced to pay a fine of not more than \$300.00 and costs of prosecution, or shall undergo imprisonment for not more than ninety (90) days, or both. A separate offense shall be deemed committed each day on which, or during which a violation of this Ordinance occurs, or continues.
- SECTION 6. SEVERABILITY: The provisions of this Ordinance shall be severable, and, if any of the provisions hereof shall be held unconstitutional, void, or otherwise unenforceable, such, shall not affect the validity of any of the remaining provisions of said Ordinance.
- SECTION 7. REPEALER: All Ordinances or parts of Ordinances conflicting with any of the provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.
- SECTION 8. EFFECTIVE DATE: This Ordinance shall become effective five (5) days after adoption.

ORDAINED AND ENACTED finally into law by the Coolspring Township Board of Supervisors this 3 day of October A.D. 1988.

COOLSPRING TOWNSHIP BOARD OF SUPERVISORS

ATTEST:


Township Secretary

