

ORDINANCE NO. 68

AN ORDINANCE OF THE TOWNSHIP OF HAYCOCK
REQUIRING LANDLORDS TO FILE REPORTS
LISTING ALL RENTAL OR RENTABLE UNITS,
TENANTS OR OCCUPIERS THEREOF, AND ANY
SUBSEQUENT CHANGE THEREIN; ESTABLISHING
THE DUTIES OF THE TOWNSHIP SECRETARY;
PROVIDING FOR DEFINITIONS, INTERPRETA-
TIONS AND THE PURPOSES HEREOF; AND
PRESCRIBING PENALTIES FOR VIOLATION

The Township of Haycock hereby ordains:

SECTION 1 - Purposes

This Ordinance is enacted to provide for the uniform and equitable distribution of the tax levies in the Township of Haycock and upon the inhabitants thereof and to promote the health, safety, and general welfare of the inhabitants of the Township of Haycock.

SECTION 2 - Definitions and Interpretation

As used in this Ordinance, the following terms shall have the meanings indicated, unless a different meaning clearly appears from the context:

Business Unit - A parcel of real estate, with or without improvements located thereon utilized by any person or persons for any commercial activity or purpose.

Dwelling Unit - One or more rooms used for living and sleeping purposes arranged for occupancy by one (1) family or by one (1) or more persons, or a parcel of real estate, with or without improvements located thereon utilized by any person or persons for any residential activity or purpose.

Landlord - A lessor, or person who acts as agent for the lessor, of any parcel of real estate located in the Township of Haycock, or a lessor, or person who acts as agent for the lessor, of any improvements on real estate or any building located in the Township of Haycock.

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

Tenant - A person who has the use, either by himself or with others, of a dwelling unit or a business unit owned by a person other than himself, for a period exceeding thirty (30) days. The foregoing thirty (30) day period of use need not be actual or continuous use provided that the person has the legal right to use the dwelling unit or business unit for the stated time period.

SECTION 3 - Reports by Landlords

Within thirty (30) days from the effective date of this Ordinance, each landlord shall submit to the Township Secretary, a report form supplied by the Township Secretary, which includes the following information:

A. List of the dwelling units and business units owned by the landlord, located within the Township of Haycock limits, whether occupied or not occupied;

B. Address of each dwelling unit and business unit;

C. Brief description of each dwelling unit or business unit;

D. Whether or not said dwelling unit or business unit is inhabited or utilized by tenants;

E. Names of the tenant or tenants utilizing the aforementioned dwelling unit or business unit, if any;

F. Permanent address of the tenant or tenants utilizing the aforementioned dwelling unit or business unit if different from subsection B. above.

SECTION 4 - Reports by Persons Upon Becoming Landlords

After the effective date of this Ordinance, any person who becomes a landlord of any parcel of real estate or any improvements on real estate or building located in the Township of Haycock by agreement of sale, by deed, or by any other means, shall, within thirty (30) days thereafter, report to the Township Secretary the information and data set forth in Section 3 above, and on forms to be provided by the Township Secretary.

SECTION 5 - Reports of Changes in Use or Occupancy

After the effective date of this Ordinance, each and every landlord of property within the Township of Haycock shall report to the Township Secretary on a report form to be supplied by the Township Secretary, any change in the use or occupancy of any dwelling unit or business unit owned by such landlord. The reported change shall include the name or names of new tenants of such dwelling unit or business unit, the date when such change was effected, and the forwarding address of the old tenant or tenants if known. A landlord of a hotel, inn or boarding house shall not be required to report a person as a "tenant" until that person has resided in such landlord's establishment for a period exceeding thirty (30) days. In the event that a dwelling unit or business unit was used or utilized by a tenant and then becomes vacant, this change shall also be reported to the Township Secretary. All reports required by this Section shall be made within ten (10) days after a landlord has knowledge that such a unit has had a change in occupancy or has become vacant.

SECTION 6 - Duties of the Township Secretary

The Township Secretary, under the authority of this Ordinance, shall:

A. Maintain on file at the Township office, the names of the landlords owning dwelling units and business units in the Township of Haycock, said list to include the names of the current tenants of said dwelling units and business units;

B. Maintain a supply of forms for landlords to use in making reports to the Township Secretary as required by Sections 3, 4 and 5 of this Ordinance;

C. Notify the Fire Chief of the Township of Haycock of the address and description of any dwelling unit or business unit that is vacant, unoccupied and not in use.

SECTION 7 - Penalties; Remedies

A. Any person who shall violate any provision of this Ordinance shall, upon conviction before a District Justice, be sentenced to pay a fine of not more than six hundred dollars (\$600.00) together with the costs of prosecution,

or be imprisoned for a period of not more than thirty (30) days or both. Each day of violation shall be considered as a separate offense.

B. Haycock Township may petition the Bucks County Court of Common Pleas for an injunction, either mandatory or prohibitive, in order to enforce any of the provisions of this Ordinance.

SECTION 8 - Repealer

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed. The following ordinances or parts thereof are specifically repealed:

Ordinance No. 49

SECTION 9 - 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 of Haycock that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 10 - Effective Date

This Ordinance shall become effective five (5) days after adoption.

ENACTED and ORDAINED this 19th day of October, A.D., 1992.

HAYCOCK TOWNSHIP
BOARD OF SUPERVISORS

[Signature]

[Signature]

Legals

The Township of Haycock hereby ordains:

SECTION 1 - Purposes
This Ordinance is enacted to provide for the uniform and equitable distribution of the tax levies in the Township of Haycock and upon the inhabitants thereof and to promote the health, safety, and general welfare of the inhabitants of the Township of Haycock.

SECTION 2 - Definitions and Interpretation This section sets forth definitions of Business Unit, Dwelling Unit, Landlord, Person and Tenant as used throughout the Ordinance.

SECTION 3 - Reports by Landlords This section requires each landlord to submit specific information to the Township upon request pertaining to dwelling units, business units and tenants.

SECTION 4 - Reports by Persons Upon Becoming Landlords This section requires all new landlords to comply with the Ordinance within thirty (30) days of becoming a landlord.

SECTION 5 - Reports of Changes in Use or Occupancy This section requires all landlords to report changes in use or occupancy of any dwelling unit or business unit and exempts landlords of hotels, inns or boarding houses in certain situations from reporting requirements.

SECTION 6 - Duties of the Township Secretary This section sets forth the duties of the Township Secretary under the Ordinance.

SECTION 7 - Penalties; Remedies This section provides for a six hundred dollar (\$600.00) fine for violation of the Ordinance and authorizes the Township to enforce the Ordinance through a petition to the Bucks County Court of Common Pleas.

SECTION 8 - Repealer
SECTION 9 - Severability
SECTION 10 - Effective Date

Legals

HAYCOCK TOWNSHIP
BOARD OF SUPERVISORS
John B. Rice, Esquire
GRAWBOWSKI, EBERLI
RICE & SCAFIDI
One South Fifth Street
P.O. Box 192
Parkasie, PA 18944

October 9, 1992

NOTICE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Haycock Township will consider the adoption of an ordinance, the summary of which is set forth below, at their regular meeting on October 19, 1992 at 8:00 P.M. at the Haycock Township Building, 640 Harrisburg School Road, Quakertown, Haycock Township, Bucks County, PA 18951. Copies of the full text of the Ordinance are available for inspection at the Township Building during normal business hours, the Bucks County Law Library, Doylestown, PA, the office of the Solicitor and the newspaper.

ORDINANCE NO.

AN ORDINANCE OF THE TOWNSHIP OF HAYCOCK REQUIRING LANDLORDS TO FILE REPORTS LISTING ALL RENTAL OR RENTABLE UNITS, TENANTS OR OCCUPIERS THEREOF, AND ANY SUBSEQUENT CHANGE THEREIN; ESTABLISHING THE DUTIES OF THE TOWNSHIP SECRETARY; PROVIDING FOR DEFINITIONS, INTERPRETATIONS AND THE PURPOSES HEREOF; AND PRESCRIBING PENALTIES FOR VIOLATION