

**TIONESTA BOROUGH
FOREST COUNTY, PENNSYLVANIA**

ORDINANCE NO. 273

AN ORDINANCE OF TIONESTA BOROUGH, FOREST COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES AND MANDATING LANDLORDS/LESSORS WITHIN THE BOROUGH TO PROVIDE THE BOROUGH WITH A QUARTERLY REGISTRATION FORM IDENTIFYING ITS RESIDENTIAL LESSEES.

WHEREAS, the Tionesta Borough Council seeks to insure a more uniform collection of taxes; and

WHEREAS, Tionesta Borough recognizes a need for the registration of residential units within the Borough in order to insure the appropriate identity of various residents of the Borough for registration and taxation; and

WHEREAS, the Borough recognizes that the most efficient system to provide for these rental occupant's registration is to require the landlord to file periodic notices with the Borough identifying its residential lessees.

NOW, THEREFORE, it is hereby ordained and enacted as follows:

**1. RENTAL PROPERTY TENANT REGISTRATION INCLUDING
TENANTS OF MOBILE HOMES**

A. Purpose

Tionesta Borough recognizes a need for registration of residential units within the Borough in order to insure appropriate identity of various residents of the Borough for registration and taxation purposes. The Borough recognizes that the most efficient system to provide for these rental occupants' registration is to require the landlord to file periodic notices with the Borough identifying its residential lessees.

B. Definitions and Interpretation

Residential Unit: a building used, or designed, as a residence for one (1) or more families living independently of each other, including but not limited to a house, duplex, apartment, condominium and/or mobile home.

C. Tenant Registration

No person shall hereafter occupy, allow to be occupied or let to another person for occupancy, any residential rental unit within Tionesta Borough unless the landlord/lessor provides the Borough on or before the 15th day of the last month in each calendar quarter (March, June, September, December) the name, address and number of persons occupying each specific unit. The registration, which shall be set forth on a form supplied by the Borough, shall contain the following minimum information:

- (i) name, address and telephone number of the property owner;
- (ii) name, address and telephone number of the designated local property manager, if the property owner lives outside the Borough and has a property manager;
- (iii) the street address of the rental property; and
- (iv) the name, address and place of employment of the tenant(s) and all other occupants of the unit who are over the age of seventeen (17) or employed. (This subsection (iv) need only be completed one (1) time within thirty (30) days of the tenant's occupying a residential unit.)

D. Fees

No fee shall be charged for this registration.

E. Violations and Penalties

Any person, firm or corporation violating any provision of this part shall be fined not less than One Hundred (\$100.00) Dollars nor more than Three Hundred (\$300.00) Dollars, plus attorney fees and costs for each offense. A separate offense shall be committed for each day during or which a violation occurs or continues to exist. In addition, the Landlord/Lessor shall

be liable for any taxes not received by the Borough when they are due as a result of such violation.

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

3. This Ordinance shall not act to repeal the Tionesta Borough Code of Ordinances, in whole or in part, except to the specific extent set forth above.


4. This Ordinance shall become effective thirty (30) days after enactment.

ORDAINED AND ENACTED this 17th day of December, 2013.


TIONESTA BOROUGH COUNCIL

BY: 
Council President

ATTEST:


Colleen M. Call, Secretary

APPROVED this 17th day of December, 2013.


Judith M. McDaid, Mayor