

**KEELER TOWNSHIP
VAN BUREN COUNTY, MICHIGAN**

**TOWNSHIP BUSINESS/RENTAL PROPERTY REGISTRATION
ORDINANCE #27**

BE IT ORDAINED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF KEELER AS FOLLOWS:

Intent: It is the intent of this Ordinance to require that all commercial and rental dwelling units shall be registered with the Township of Keeler and that code inspections be done on each commercial and dwelling unit within the Township of Keeler as set forth in this Ordinance and in compliance with codes adopted and in force in the Township of Keeler.

SECTION 1. Definitions.

1. Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. A dwelling unit for the purpose of this Ordinance shall also include the individual sleeping rooms or group of rooms of any apartment building, hotel or motel to be occupied by a person or family. Each room or group of rooms so occupied or to be occupied constitute a separate unit.

2. Parcel: A separately described piece of land or a lot to which a property tax number applies.

3. Code Official: The inspector charged with the administration and enforcement of this Ordinance.

4. Code: BOCA National Property Maintenance Code as adopted by the Township Board.

5. Person: An individual, corporation, partnership or any other group acting as a unit.

SECTION 2. Registration.

Registration shall be on forms provided by the Township of Keeler and shall include:

1. Address of parcel and property tax I.D. number.
2. Number of dwelling units.
3. Name of owner.
4. Address of owner and phone number.
5. Name of applicant.
6. Address of applicant and phone number.
7. Local agent charged with collecting rent and/or maintaining the structure.
8. New construction (less than 3 years).

Registration shall be made on or before March 1, 1993, or within 90 days of said unit becoming subject to this ordinance at the office of the Township Clerk.

SECTION 3. Registration Fees.

All dwellings which exist as of the effective date of this Ordinance shall be exempt from paying an initial before March 1, 1993. registration fee if registered on or

Any person who fails to register their dwelling unit on or before March 1, 1993 if said unit exists as of the effective date of this Ordinance or within 90 days of said unit becoming subject to this Ordinance, shall pay a late registration fee of \$50.00.

SECTION 4. Inspections.

One third of all registered properties or parcels within the Township shall be inspected by the Code Official each year. Where Six (6) or fewer dwelling units exist upon any given property or parcel, all units shall be inspected. Ten percent (10%) of any additional units in excess of Six (6) shall also be inspected.

SECTION 5. Inspection Fees.

Inspection fees shall be \$30.00 per inspection. Said fee shall be paid to the Township Clerk prior to each inspection. If at the time of an inspection code violations require further inspections for compliance, each such inspection will result in a \$25.00 inspection fee being charged.

SECTION 6. Requested Inspections.

An inspection of any of any registered dwelling unit may be requested at any time by the owner or occupant of said dwelling unit. Fees for inspection shall be paid by the applicant of such requested inspection and in amounts as prescribed in Section 5.

Should corrections be required after such requested inspection, the re-inspection fee shall be born by the owner of the property, payable in amounts and manner as prescribed in Section 5.

SECTION 7. Business Use Change.

Each person must request and pay for an inspection when there is a change in business use of either an existing or new dwelling unit.

SECTION 8. Penalties.

It shall be unlawful for any person, firm or corporation to own, occupy, let for occupancy or permit another person to use or occupy any structure which has not been registered for inspection or approved and a Certificate of Occupancy issued by the Code Official after the date of first inspection.

Violation of this Ordinance shall result in sanctions being imposed pursuant to statutes of the State of Michigan and pursuant to those provisions set forth in the BOCA National Property Maintenance Code of 1990, and/or any amendments as provided in Sections PM-109.1, PPM-109.2, PM-109.3 and PM 110.1.

ADOPTED: June 2, 1992.

EFFECTIVE: Immediately.

Motion by John Dukesherer, seconded by Robert Canfield that Ordinance #27 be adopted.

ROLL CALL VOTE:

AYES: William Kays, Carl Davis, Robert Canfield, Pat Daly and John Dukesherer.

NAYS: None

Absent: None

ORDINANCE #27 DECLARED ADOPTED.