

Chapter 167: RENTAL PROPERTY

[HISTORY: Adopted by the Board of Commissioners of the Township of Lower Allen 6-10-1985 as Art. 305 of the 1985 Code of Ordinances. Amendments noted where applicable.]

§ 167-1. Definitions.

The following words when used in this chapter shall have the meanings ascribed to them in this section except where the context clearly indicates or requires a different meaning:

PERSON — Any natural person, partnership, association, firm or corporation.

LESSEE — That person or persons who has the use of real estate of a lessor and is responsible for the giving of any type of consideration therefor, but excluding those who are lessees for a period of less than 30 days.

LESSOR — Any person who grants a lease or otherwise permits the use of his real estate or portion thereof for a consideration, monetary or otherwise.

TOWNSHIP — The Township of Lower Allen, Cumberland County, Pennsylvania.

§ 167-2. Reports required; initial information.

All lessors within 30 days after the effective date of this chapter or in case of real estate thereafter acquired or thereafter rented or becoming available for rental, within 30 days after the acquisition, rental or availability for rental thereof, as the case may be, shall report to the township the number of the parcels or units or real estate presently or hereafter rented and available for rental; a description, by address, number and/or some other meaningful method of the parcels or units; and the names of its lessees at the time of such report, together with a designation as to which unit or parcel is occupied by each.

§ 167-3. Report of occupancy change.

Any change in the occupancy of real estate rented or leased or in the identity of the lessee from that shown in the report of the lessor as required in § 167-2 shall be reported by the lessor to the township within 10 days after such change. It is intended hereby that lessors shall report a new lessee or a lessee who rents or leases a different unit or parcel of the lessor's real estate and when a unit or parcel of their real estate becomes vacant.

§ 167-4. Use of report form; duty to provide information.

The Township Manager may prepare a form report entitled "Status of Occupancy Report," which form report may require that information set forth above and such other pertinent information as the Board of Commissioners by resolution may direct the Township Manager to incorporate into such report form. Should such a report form be prepared and made available at the township office at 1993 Hummel Avenue, Camp Hill, Pennsylvania, lessors shall be required to make their report on the Status of Occupancy Report form. The failure to have such report forms, however, shall not excuse the obligation of lessors to provide the information required herein.

§ 167-5. Violations and penalties. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

Any lessor violating the provisions of this chapter or furnishing false information to the township or using any false name or address in any report required by this chapter shall be fined not less than \$100 and not more than \$600 and the cost of prosecution and, in default of payment thereof, shall be imprisoned for not more than 30 days.