

**Chapter 9
HOUSING**

**Part 1
LANDLORD REPORTS**

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PART 1

LANDLORD REPORTS

§9-101. Purpose

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

(Ord. 546, 3/26/2007)

§9-102. Definitions

As used in this Part, the following terms shall have the meanings indicated:

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 family or by one or more persons.

LANDLORD — a lessor, or person who acts as agent for the lessor, of any parcel of real estate located in the Borough of Ebensburg or a lessor, or person who acts as agent for the lessor, of any improvements on real estate or any building located in the Borough of Ebensburg.

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 30 days, even if no rent or other consideration has been or is being paid.

(Ord. 546, 3/26/2007)

§9-103. Reports by Landlords

Within 30 days from the effective date of this Part, each landlord shall submit to the Borough Office a printed report which includes the following information:

A. A list of the dwelling units and business units owned by the landlord, located within the Borough of Ebensburg, whether occupied or not occupied.

B. The address of each dwelling unit and business unit.

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

D. The names of the tenant or tenants 18 years of age or older utilizing the aforementioned dwelling unit or business unit, if any.

(Ord. 546, 3/26/2007)

§9-104. Reports by Persons Upon Becoming Landlords

After the effective date of this Part, any person who becomes a landlord of any parcel of real estate or any improvement on real estate or building located in the Borough of Ebensburg, by agreement of sale, by deed, or by any other means, shall, within 30 days thereafter, report to the Borough Office, in writing, the information and date set forth in §9-103 above.

(Ord. 546, 3/26/2007)

§9-105. Reports of Changes in Use or Occupancy

After the effective date of this Part, each and every landlord of property within the Borough of Ebensburg shall report, in writing, to the Borough Office 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. 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 Borough Office. All reports required by this section shall be made in writing within 10 days after a landlord has knowledge that such a unit has had a change in occupancy or has become vacant. Compliance with this section shall not elevate the landlord from ultimate responsibility for any and all unpaid fees for Borough services or utilities incurred by or on behalf of any previous tenant.

(Ord. 546, 3/26/2007)

§9-106. Violations and Penalties

Any person who shall violate any provision of this Part shall, upon conviction thereof, be sentenced to pay a fine of not more than \$600 and, in default of payment, to imprisonment for a term not to exceed 30 days.

(Ord. 546, 3/26/2007)