

WILLIAMS TOWNSHIP, NORTHAMPTON COUNTY
PENNSYLVANIA, ORDINANCE NO. 1989-2

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WILLIAMS PROVIDING FOR THE OBTAINING OF PERMITS FOR PERSONS MOVING INTO THE TOWNSHIP, OUT OF THE TOWNSHIP OR TO OR FROM PLACES WITHIN THE TOWNSHIP, PROVIDING FOR THE REPORTING AND ISSUANCE OF SUCH PERMITS AND PROVIDING FOR PENALTIES FOR VIOLATIONS.

BE IT ORDAINED by the Board of Supervisors of the Township of Williams, Northampton County, Pennsylvania, at public meeting after public notice according to law:

SECTION I - PURPOSE: The purpose of this Ordinance is to provide for the uniform and equitable distribution of tax levies in the Township of Williams and upon the inhabitants thereof and to promote the health, safety, morals and general welfare of the inhabitants of the Township of Williams.

SECTION II - DEFINITIONS AND INTERPRETATION: As used in this Ordinance, the following terms shall have the meaning indicated, unless a different meaning clearly appears from the context:

A. "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.

B. "Dwelling Unit." One or more rooms used for living and sleeping purposes arranged for occupancy by one family or by one or more persons.

C. "Landlord." A lessor, or person who acts as agent for the lessor, of any parcel of real estate located in the Township of Williams, 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 Williams. The terms shall not apply to any Condominium Unit Owners Association subject to the Pennsylvania Uniform Condominium Act, Act of July 2, 1989, PL 286 No. 82, 68 Pa.C.S.A. Section 3101 et seq.

D. "Person." Any individual, partnership, association, firm or corporation.

E. "Tenant." A person who has the use, for a period exceeding thirty (30) days, either by himself or with others, of a dwelling unit or a business unit which is either owned by a

person other than himself or which occupies a parcel of real estate owned by a person other than himself, for a period exceeding thirty (30) days.

F. "Move." The movement of household goods in bulk for the purpose of changing location of domicile or residence or the actual physical change of residence from one place to another.

SECTION III - REPORTS BY PERSONS. No person shall move or cause to be moved into the Township, out of the Township, or from one place to another within the Township of Williams, without first securing from the Township Secretary (or designee) a permit for such move, in the following manner:

A. Application shall be made to the Township Secretary (or designee) setting forth his or her name and present address, proposed address, name or names of owners or reputed owners of both properties (present and proposed) and all persons included in the move.

B. The Township Secretary (or designee) shall, upon application as aforesaid and payment of the fee to be designated and set from time to time by Resolution of the Board of Supervisors, issue a permit setting forth the name of the Applicant/Permittee, all persons affected by the move and both addresses of the properties affected by the move.

SECTION IV - REPORTS BY LANDLORDS. Within thirty (30) days from the effective date of this Ordinance, each landlord shall submit to the Township Secretary (or designee) a report, on a form supplied by the Township Secretary (or designee) which includes the following information:

A. List of all parcels of real estate owned by the landlord upon which are located dwelling units and/or business units, located within the Township of Williams' 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.

SECTION V - 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 improvement on real estate or building located in the Township of Williams by agreement of sale, by deed, or by any other means, shall, within thirty (30) days thereafter, report to the Township Secretary (or designee) the information and data set forth in Section III above, and on forms to be provided by the Township Secretary (or designed).

SECTION VI - REPORTS OF CHANGES IN USE OR OCCUPANCY.

After the effective date of this Ordinance, each and every landlord of property within the Township of Williams shall report to the Township Secretary (or designee) on a report form to be supplied by the Township Secretary (or designee) any change in the use or occupancy of any dwelling unit or business unit owned by such landlord, or which occupies a parcel of real estate 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, boarding house, or campground 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 VII - DUTIES OF THE TOWNSHIP SECRETARY.

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

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

B. Maintain a supply of forms for persons and landlords to use in making reports to the Township Secretary as required in Sections III, IV, V and VI of this Ordinance.

C. Notify the Tax Collector for the Township of Williams including the Real Estate Tax Collector, the School Tax Collector and the Earned Income Tax, Business Privilege Tax and Mercantile Tax Collector of any change in occupancy as reported pursuant to this Ordinance.

D. Notify the Williams Township Volunteer Fire Company Fire Chief of the address of any dwelling or business unit that is or becomes vacant, unoccupied or not in use.

SECTION VII - ANNUAL UPDATE OF REPORTS. The Township Secretary (or its designee) shall annually mail to each landlord of property in the Township a copy of that landlord's most recently filed report form, together with a blank report form on which the landlord is to list any changes which may have occurred with respect to the use or occupancy of his property. Each landlord, which is not reflected on the most recently filed report is to file this updated form, listing any changes within thirty (30) days of receipt of the report.

SECTION IX - PENALTIES. Any person who shall violate any provision of this ordinance shall, upon conviction thereof, be sentenced to pay a fine of not more than Three Hundred (\$300.00) Dollars, and/or imprisonment for a term not to exceed ninety (90) days.

SECTION X - REPEALER. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

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

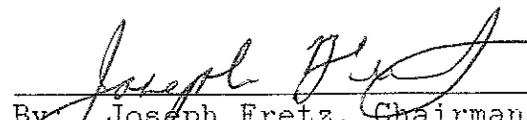
SECTION XII - EFFECTIVE DATE. This Ordinance becomes effective five (5) days after enactment.

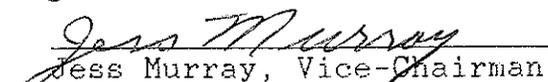
ENACTED AND ORDAINED by the Board of Supervisors of the Township of Williams, this 11th day of May, 1989.

ATTEST:

WILLIAMS TOWNSHIP BOARD OF SUPERVISORS


Lloyd Frankfield, Secretary


By: Joseph Fretz, Chairman


Jess Murray, Vice-Chairman