

## **CHAPTER 10**

### **Housing**

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## Part 1

### Rental Units

#### §101. Purpose

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

(Ord 255, 9/5/2006, §1)

#### §102. Definitions and Interpretation.

As used in this Part, the following terms shall have the meanings indicated, unless a different meaning clearly appears from the context.

**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 Bloomfield 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 Bloomfield.

**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.

(Ord 255 9/5/2006, §2)

#### §103. Reports by Landlords.

Within 60 days from the effective date of this Part, each landlord shall submit to the Secretary of the Borough a report form supplied by the Secretary of the Borough which includes the following information:

- A. List of the dwelling units and business units owned by the landlord, located within the Borough limits, whether occupied or not occupied.

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- 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, if any.

(Ord. 255, 9/5/2006, §3)

### **§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 Bloomfield, by agreement of sale, by deed or by any other means, shall within 60 days thereafter, report to the Borough Secretary the information and date set forth in Section 3 above, and on terms to be provided by the Borough Secretary.

(Ord. 255, 9/5/2006, §4)

### **§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 Bloomfield shall report to the Borough Secretary, on a report form to be supplied by the Borough Secretary, 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. A landlord of a hotel, inn or boardinghouse 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 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 Borough Secretary. All reports required by this section shall be made within 10 days after a landlord has knowledge that such a unit has had a change in occupancy or has become vacant.

(Ord. 255, 9/5/2006, §5)

### **§106. Duties of the Borough Secretary.**

The Borough Secretary, under the authority of this Part, shall:

- A. Maintain on file at the Borough office the names of the landlords owning dwelling units and business units in the Borough, said list to include the names of the current tenants of said dwelling units and business units.
- B. Maintain a supply of forms for landlords to use in making reports to the Borough Secretary as required by Sections 3, 4 and 5 of this Part.

(Ord. 255, 9/5/2006, §8)

**§107. 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.

(Ord. 255. 9/5/2006, §7)