

89-6

LANDLORD REGISTRATION ORDINANCE OF WEST WYOMING BOROUGH

ORDINANCE NUMBER 1-2008

An ordinance of West Wyoming Borough Council for West Wyoming, Pennsylvania establishing and assessing registration requirements for every owner who owns rental properties within the Borough of West Wyoming.

Whereas, an ordinance establishing and assessing registration requirements on those property owners who own rental properties within the borough of West Wyoming, more specifically requiring landlords and any person who rents property to any individual to register their tenants with the properly authorized agents of West Wyoming Borough.

Whereas, the Borough of West Wyoming hereinafter "Borough" is desirous of establishing a registration requirement so that all individuals whether residing within the Borough of West Wyoming or outside of the Borough of West Wyoming, that own property within the borough of West Wyoming and rent or lease said property to tenants are required to notify the authorized agent of West Wyoming Borough of which tenants reside at each location owned.

Now therefore be it enacted and ordained and it is hereby enacted and ordained by the Council for the Borough of West Wyoming as follows:

Section 1.

Every owner of real estate within the Borough of West Wyoming, Luzerne County, Pennsylvania, who rents or leases any parcel of real estate, or other or personal property, in whole or in part to any other persons for residential purposes, shall file with the authorized agents of the borough a certified list of all persons who rent real estate from said owner each time there is a change in tenants. Said list shall include the name of each adult (person over the age of 18) who is renting said rented real estate or property for all or a portion of said 12-month period. In addition, the landlord shall complete the West Wyoming Borough Landlord Registration Statement and Application. The Landlord Registration Statement and Application is attached hereto and incorporated by reference.

Section 2.

There shall be a fee of twenty-five dollars (\$25.00) charged to the landlord for filing of each application.

Section 3.

Every owner of real estate who fails to comply with the requirements of this Ordinance shall, upon conviction, be liable for a civil penalty in the amount of \$100, and shall also be liable to reimburse the Borough for any costs, filing fees, attorney's fees, and other expenses incurred by the borough in enforcing the provisions of this Ordinance against such person. For the purpose of this ordinance, every day that an owner of real estate or other person obligated to provide a list of persons residing in property to the Borough under this ordinance is late in filing the list as required above shall constitute a separate offense.

Section 4. Severability

The provisions of this Ordinance are severable. If any part of this Ordinance is declared to be unconstitutional, illegal or invalid, the validity of the remaining provisions shall be unaffected thereby.

Section 5: Repealer

All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

Duly and enacted and ordained by West Wyoming Borough Council on 9th day of June, 2008 and signed by the Mayor of the 9th day of June, 2008

Daniel Descarage

President of Council

Joseph Hubert

Mayor

ATTEST:

Wanda C. [Signature]

Borough Secretary

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