

Ordinance No. 556

**An Ordinance of the Borough of Canton, Bradford County,
Commonwealth of Pennsylvania, Amending the Code of
Ordinances and Mandating Landlords/Lessors Within the
Borough to Provide the Borough With A Monthly Registration
Form Identifying Its Residential Lessees**

WHEREAS, the Canton Borough Council seeks to insure a more uniform collection of taxes; and

WHEREAS, the Borough recognizes a need for the registration of residential units within the Borough in order to insure the appropriate identity of various residents of the Borough for registration and taxation; and

WHEREAS, the Borough recognizes that the most efficient system to provide for these rental occupant's registration is to require the landlord to file periodic notices with the Borough identifying its residential lessees; and

WHEREAS, the Borough recognizes that safety for their Police, Fire and EMS personnel is of the utmost importance; and

WHEREAS, the Borough recognizes that a rental occupant's registration will allow the Borough to provide Police, Fire and EMS agencies with specific tenant information in case of an emergency that may save a life.

NOW, THEREFORE, it is hereby ordained and enacted as follows:

Section One: The Code of Ordinances of the Borough of Canton is amended to include the addition of Part 1 in Chapter 11 as follows:

**Chapter 11
Housing
Part 1
Landlord/Tenant Registration**

§101. Purpose

Canton Borough recognizes a need for registration of residential units within the Borough in order to insure appropriate identity of various residents of the Borough for registration and taxation purposes. The Borough recognizes that the most efficient system to provide for these rental occupant's registration is to require the landlord to file periodic notices with the Borough identifying its residential lessees.

§102. Definitions and Interpretation

Residential Unit: a building used, or designed, as a residence for one (1) or more families living independently of each other, including but not limited to a house, duplex, apartment, condominium and/or mobile home.

§103. Tenant Registration

No person shall hereafter occupy, allow to be occupied or let to another person for occupancy, any residential rental unit within Canton Borough unless the landlord/lessor provides the Borough on or before the 15th day of each month the name, address and number of persons occupying each specific unit. The registration, which shall be set forth on a form supplied by the Borough, shall contain the following minimum information:

- (a) name, address and telephone number of the property owner;
- (b) name, address and telephone number of the designated local property manager, if the property owner lives outside the Borough and has a property manager;
- (c) the street address of the rental property; and
- (d) the name, address and place of employment of the tenant(s) and all other occupants of the unit who are over the age of seventeen (17) or employed. (This subsection (d) need only be completed one (1) time within thirty (30) days of tenants occupying a residential unit).

§104. Fees

No fee shall be charged for this registration.

§105. Violations and Penalties

Any person, firm or corporation violating any provision of this part shall be fined not less than One Hundred Dollars (\$100.00) or more than Three Hundred Dollars (\$300.00), plus attorney fees and costs for each offense. A separate offense shall be committed for each day during or which a violation occurs or continues to exist. In addition, the Landlord/Lessor shall be liable for any taxes not received by the Borough when they are due as a result of such violation.

Section Two: If any sentence, clause, section or part of this Ordinance is for any reason to be found to be unconstitutional, illegal or invalid, such constitutionality, illegality or invalidity shall not effect or impair any of the remaining provisions, sentences, clauses, sections of parts of this Ordinance. It is hereby declared as an intent of Canton Borough that this Ordinance would have been adopted had such unconstitutional, illegal or invalid clause, section or part thereof had not been included herein.

Section Three: This Ordinance shall not act to repeal the Canton Borough Code of Ordinances, in whole or in part, except to the specific extent set forth above.

Section Four:: This Ordinance shall become effective thirty (30) days after enactment.

Ordained and Enacted this 4th day of January, 2010.