

**VILLAGE OF DENNISON
ORDINANCE NO. 2383**

**AN ORDINANCE REQUIRING LANDLORDS TO REGISTER ALL RENTAL
PROPERTIES WITH THE VILLAGE OF DENNISON**

WHEREAS, the Council for the Village of Dennison, Tuscarawas County, Ohio has determined that it is in the interest of the community and for reasons of safety and welfare of its residents that an ordinance be passed requiring all landlords to register their rental properties with the Village of Dennison;

THEREFORE, be it ordained by the Council of the village of Dennison as follows:

SECTION 1. The provisions of this Ordinance apply to all non-owner occupied dwellings located in the Village of Dennison. Said properties shall be collectively referred to as “rental dwellings” herein.

SECTION 2. No person shall lease or rent a rental dwelling in the Village of Dennison without registering the same with the Zoning Inspector of the Village of Dennison. If the Village should find itself Without a Zoning Inspector said registration shall be done at the Mayor’s Office.

SECTION 3. Registration forms shall be available in the Zoning office (or the Mayor’s Office). The registration form must be filled out in full or said registration will not be considered to be in compliance with this Ordinance. Said registration form must include, at a minimum, the following information:

- A. The Owner’s or Landlord’s name, home address, business address, mailing address and valid telephone contact number.
- B. Address of the rental property, number of units in the building and permitted number of tenants in each unit.
- C. Telephone numbers for the property owner and any agents, managers or other persons acting on behalf of the owner.
- D. Name and valid telephone number of any current tenant renting the unit; and
- E. Any other information requested on the form.

Every person required to register a rental dwelling under this Ordinance shall give notice, in writing, to the Zoning Inspector (or Mayor’s office) at least Thirty (30) days prior should they intend to change their name, address or contact telephone number. If it is impossible or impractical to give said notice then the person required to register shall give said written notice at the earliest possible time, not to exceed seven (7) days following any change.

If it is discovered that any person required to register under this Ordinance provides false information, fails to update changed information, or fails to provide information which is easily accessible, that person shall be in violation of this Ordinance.

SECTION 4. Every person required to register a rental dwelling under this Ordinance shall give notice, in writing, to the Zoning Inspector (or Mayor’s office) at least Thirty (30) days prior to the transfer in ownership of any rental dwelling. Said notice shall include the potential or expected purchaser’s name, address, and telephone number.

SECTION 5. Every person required to register a rental dwelling under this Ordinance shall give notice, in writing, to the Zoning Inspector (or Mayor’s office) upon a change in the occupancy of any rental dwelling. This includes a current tenant moving out and no new tenant moving in.

SECTION 6. Every person owning a non-owner occupied dwelling, whether said dwelling is currently occupied or not, shall register said dwelling in accordance with the terms of this Ordinance.

SECTION 7. Any person attempting to convert an owner-occupied dwelling to a non-owner occupied dwelling shall register the same at least Thirty (30) days prior to occupancy.

SECTION 8. Violation of any provision of this Ordinance shall be a fourth (4th) degree misdemeanor on the first offense. If a person has a prior conviction of any provision of this Ordinance, a second violation shall be a third (3rd) degree misdemeanor. If a person has two or more prior convictions of any provision of this Ordinance, a violation shall be a second (2nd) degree misdemeanor.

Read this 18th day of September, 2008.

Read this 2nd day of October, 2008.

Passed this 6th day of November, 2008.

DATED:

APPROVED:

November 6, 2008

MAYOR GREG DIDONATO

ATTESTED:

APPROVED AS TO FORM:

SHANNON FAWCETT, CLERK

JASON L. JACKSON, SOLICITOR