

## Covert Township Rental Housing Ordinance FAQ

What is the purpose of the Rental Housing Ordinance?

- The ordinance aims to protect public health, safety, and welfare by regulating rental properties through registration, inspections, and certification.

Who needs to register their rental properties?

- All owners of single-unit dwellings, multiple-unit dwellings, boarding houses, and lodging houses offered for rent in Covert Township must register their properties annually by March 1st.

What is required to rent out a property?

- A Certificate of Occupancy is required before any dwelling can be rented out. This certificate is issued after the property has passed an inspection confirming it meets the ordinance's standards.

How do I obtain a Certificate of Occupancy?

- You must apply for an inspection. If the property complies with the ordinance, a Rental Certificate of Compliance will be issued. If there are violations, these must be corrected before the certificate is issued.

What happens if my property fails the inspection?

- You will receive a list of violations that need to be corrected. Once the violations are addressed, you can request a reinspection. If the property still does not meet the requirements, it may be deemed unfit for occupancy.

Can a Certificate of Occupancy be transferred to another property?

- No, a Certificate of Occupancy is specific to the dwelling it was issued for and cannot be transferred.

What should be done if a tenant causes a violation?

- If a violation exists due to a tenant's actions, the tenant may be cited and subject to penalties.

What are the penalties for non-compliance?

- Penalties range from fines of \$150 to \$500, depending on the number of offenses. Repeated violations can lead to the revocation of the Certificate of Occupancy.

Is there a limit on the number of occupants per rental unit?

- Yes, occupancy is limited to the number specified in the Certificate of Occupancy.

What if I can't make the necessary repairs in time?

- You can petition for a temporary waiver if you have a valid contract for the repairs and the delay is reasonable. The Township may grant a waiver allowing occupancy until the repairs are completed.

What if I acquire a rental property mid-year?

- New owners must notify the Township within 30 days of acquiring the property and complete the registration process.

What is the process for appealing a decision?

- If you are aggrieved by a decision, such as the denial or revocation of a Certificate of Occupancy, you may appeal to the Construction Board of Appeals.

When does the ordinance take effect?

- The ordinance was adopted on March 12, 2024, and became effective on April 29, 2024.

What happens if I don't pay the required fees?

- Failure to pay registration fees or fines within 30 days can result in the property being deemed unfit for occupancy and further penalties.

This FAQ is designed to help property owners, tenants, and other stakeholders understand and comply with the requirements of the Rental Housing Ordinance in Covert Township.