

**CHAPTER 11**

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**PART 1**

**FAIR HOUSING**

**§101. Policy.**

Let it be known to all persons of the Smithfield Township that discrimination in the sale, rental, leasing, financing of housing or land to be used for construction of housing, or in the provision of brokerage services because of race, color, religion, ancestry, sex, national origin, handicap or disability is prohibited by Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Law) and the Pennsylvania Human Relations Act. It is the policy of Smithfield Township to implement programs to ensure equal opportunity in housing for all persons regardless of race, color, religion, ancestry, sex, national origin, handicap or disability, or familial status (families with children). Therefore, Smithfield Township does hereby pass this Part.

(Res. 2002-1, 1/7/2002)

**§102. Township Assistance.**

Within available resources Smithfield Township will assist all persons who feel they have been discriminated against because of race, color, religion, ancestry, sex, national origin, handicap or disability or familial status (families with children) to seek equity under Federal and State laws by filing a complaint with the Pennsylvania Human Relations Commission and the U.S. Department of Housing and Urban Development.

(Res. 2002-1, 1/7/2002)

**§103. Responsibility.**

Smithfield Township shall publicize this Part and through this publicity shall cause owners of real estate, developers and builders to become aware of their respective responsibilities and rights under the Federal Fair Housing Law, the Pennsylvania Human Relations Act, and any local laws or ordinances.

(Res. 2002-1, 1/7/2002)

**§104. Publication.**

Publicity will at a minimum include, but not be limited to:

- A. The printing and publicizing of this Part and other applicable fair housing information through local media and community contracts.

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- B. Distribution of poster, flyers and any other means which will bring to the attention of those affected, the knowledge of their respective responsibilities and rights concerning equal opportunity in housing.

(Res. 2002-1, 1/7/2002)

**PART 2**

**REGISTRATION OF TENANTS' NAMES AND ADDRESSES BY LANDLORD**

**§201. Purpose.**

The Township of Smithfield recognized a need for registration of residential units within the Township in order to ensure appropriate identity of various residents of the Township for registration and taxation purposes. The Township 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 Township identifying its residential lessees.

(Ord. 2002-1, 4/23/2002, §1)

**§202. Registration Requirements.**

No person shall hereafter occupy, allow to be occupied or let to another person for occupancy, any residential unit within the Township of Smithfield unless said landlord/lessor notifies the Township within 30 days after said occupancy, the name, address and number of person(s) occupying each specific unit. The registration shall contain the following minimum information:

- A. Name, address and telephone number of property owner.
- B. Names, address and telephone number of the designated local property manager, if the property owner lives outside the Township and has a property manager.
- C. The street address of the rental property.
- D. The name and address of the tenant(s) and all other occupants of the unit who are over the age of 17 or employed.

(Ord. 2002-1, 4/23/2002, §2)

**§203. Registration Time Period.**

A registration for each residential unit shall be filed by January 30th of each calendar year and, then throughout the year whenever there is a change of occupants as set forth above. All registrations under this Part shall be forwarded to the Township within 60 days after enactment hereof for the first year.

(Ord. 2002-1, 4/23/2002, §3)

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### **§204. Fees.**

No fee shall be charged for this registration.

(Ord. 2002-1, 4/23/2002, §4)

### **§205. Penalty.**

Any person, firm or corporation violating any provision of this Part shall be fined not less than \$25 nor more than \$100 for each offense, and a separate offense shall be committed for each day during or on which a violation occurs or continues to exist.

(Ord. 2002-1, 4/23/2002, §5)