



## **General Information**

### **DEFINITIONS**

- A. **Owner:** The individual(s), company, corporation, or governmental or private agency listed on the recorded deed or purchaser under a recorded Land Contract as the owner of a property containing residential rental dwelling unit(s).
- B. **Local Agent:** An individual or company representing the owner having a place of residence or business within Alpena County or within twenty (20) miles of the City of Alpena if residing outside the County. The local agent is responsible for the operation of the owner's residential rental dwelling unit(s) located within the City of Alpena. A local agent is required if:
1. The owner resides outside of Alpena County more than twenty (20) miles from the City of Alpena.
  2. The owner resides outside Alpena County more than twenty (20) miles from the City of Alpena for more than ninety (90) days each calendar year.
- C. **Residential Rental Dwelling Unit:** Distinct individual living quarters within a building intended for occupancy by a person or persons other than the owner and the family of the owner, and for which a remuneration of any kind is paid. Single-family residences, duplexes, apartments and rooming houses may all contain and be classified as rental units.

### **REGISTRATION FILING REQUIREMENTS**

All residential rental dwelling units shall be registered as follows:

- A. Newly constructed residential rental dwelling buildings or units shall be registered prior to the issuance of a final Certificate of Occupancy.
- B. A residential rental dwelling building/unit sold, transferred or conveyed shall be re-registered by the new owner within thirty (30) days of the date of the deed, land contract, or other instrument of conveyance. At that time the units will be removed from the previous owner's registration.
- C. Any non-rental residential dwelling unit converted to a residential rental dwelling unit shall be registered prior to the date it is occupied for rental purposes.

### **REGISTRATION INFORMATION**

The following information shall be provided by the owner or owner's local agent at the time of registration:

- A. Owner's name, address, phone number, fax number, e-mail address.
- B. Local Agent's (if applicable) name, address, phone number, fax number and e-mail address.
- C. Address of each building owned (fee simple or land contract) by the registrant containing residential rental dwelling unit(s) (includes a multi-unit building in which the owner lives).
- D. The number and identifying address of each residential rental dwelling unit for buildings containing more than one dwelling unit.
- E. Signature of owner or local agent attesting to the truthfulness of the information provided. If signed by the owner, said owner being a company, corporation or governmental or private agency, only a duly authorized officer or administrator may sign the registration form.

### **CHANGES IN REGISTRATION INFORMATION**

Changes in the registration information, other than those listed in Section 4, shall be provided in writing to the City of Alpena Building Official.

### **FEES**

There shall be no fee for the registration, re-registration, or updating of registration information within the allotted time periods. A registration fee of \$125.00 per unregistered rental property shall be assessed for all properties not registered within the allotted time period. A \$50.00 late fee shall be assessed to registered properties that are not updated within the allotted time period of changes or new ownership.

### **PENALTY FOR FAILURE TO COMPLY**

- A. Failure to register a residential rental dwelling unit(s) within the applicable time period prescribed in this Ordinance shall constitute a misdemeanor, which upon conviction thereof, shall subject the violator to a fine of up to Five Hundred Dollars (\$500.00) per unregistered residential rental dwelling unit and costs of prosecution, and/or imprisonment for a period not to exceed ninety (90) days for each offense, or both such fine and imprisonment in the discretion of the Court, together with the costs of such prosecution.
- B. The submission of false information on a residential rental dwelling unit registration form shall constitute a misdemeanor, which upon conviction thereof, shall subject the violator to a fine of up to Five Hundred Dollars (\$500.00) per residential rental dwelling unit owned by the violator and costs of prosecution, and/or imprisonment for a period not to exceed ninety (90) days for each offense, or both such fine and imprisonment in the discretion of the Court, together with the costs of such prosecution.