

Long-Term Rental Dwellings

TITLE XI: BUSINESS REGULATIONS

Chapter

- 110. LONG-TERM RENTAL DWELLINGS**
- 111. FARMERS' MARKETS**
- 112. ALCOHOL**
- 113. PEDDLERS AND AUCTIONEERS**

Long-Term Rental Dwellings

Long-Term Rental Dwellings

CHAPTER 110: LONG-TERM RENTAL DWELLINGS

Section

- 110.01 Purpose
- 110.02 Application
- 110.03 Definitions
- 110.04 Inspection required; application; fee
- 110.05 General requirements
- 110.06 Enforcement and inspection authority
- 110.07 Notice of violation
- 110.08 Securing and vacating dwellings
- 110.09 Appeals

- 110.99 Penalty

§ 110.01 PURPOSE

(A) *Public health, safety and welfare.* The purpose of this chapter is to protect the public health, safety and general welfare of the people of the village in non owner occupied dwellings, including:

- (1) To protect the character and stability of residential areas;
- (2) To correct and prevent housing conditions that adversely affect or are likely to adversely affect the life, safety, general welfare and health, including the physical, mental and social well being of persons occupying dwellings;
- (3) To provide minimum standards for cooking, heating and sanitary equipment necessary to health and safety;
- (4) To provide minimum standards for light and ventilation, necessary to health and safety;

Long-Term Rental Dwellings

(5) To prevent overcrowding of dwellings by providing minimum space standards per occupant for each dwelling unit;

(6) To provide minimum standards for the maintenance of existing residential buildings and to, thus, prevent slums and blight; and

(7) To preserve the value of land and buildings throughout the village.

(B) *Rental disputes.* With respect to rental disputes, except as otherwise specifically provided by this chapter, it is not the intention of the Village Council to intrude upon contractual relationships between tenant and landlord. The Village Council does not intend to intervene as an advocate of either party, nor to act as an arbiter, nor to be receptive to complaints from tenant or landlord which are not specifically and clearly relevant to the provisions of this chapter. In the absence of such relevancy with regard to rental disputes, it is intended that the contracting parties exercise such legal sanctions as are available to them without the intervention of village government.

(1989 Code, § 22.01.00)

§ 110.02 APPLICATION

(A) *Tenant occupied dwellings.* Every building and its premises used in whole or in part as a rented home or rented residence, or as an accessory structure thereof, for a single family or person, and every building used in whole or in part as a rented home or rented units, shall conform to the requirements of this chapter, irrespective of when such building may have been constructed, altered or repaired. This chapter:

(1) Establishes minimum standards for erected dwelling units, accessory structures and related premises;

(2) Applies to condominium units that are rented to be occupied by someone other than the owner; and

Long-Term Rental Dwellings

(3) Applies to mobile homes that are rented to be occupied by someone other than the owner.

(B) *Owner occupied dwellings.* The provisions of this chapter shall not apply to dwellings regularly occupied by the owner.
(1989 Code, § 22.02.00)

§ 110.03 DEFINITIONS

(A) For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

APPROVED. Complying with all applicable village ordinances and village codes.

BUILDING. A structure erected for the shelter of persons, animals, chattels or movable property of any kind.

Long-Term Rental Dwellings

DWELLING. A building, or portion thereof, designed or used predominantly for residential occupancy of a continued nature, including one family dwellings, two family dwellings and multiple family dwellings, but not including hotels or motels.

DWELLING UNIT. A single residential accommodation which is arranged, designed, used or, if vacant, intended for use exclusively as a domicile for one family. Where a private garage is structurally attached, it shall be considered as part of the building in which the **DWELLING UNIT** is located.

FAMILY. Two or more persons related by blood, marriage or adoption maintaining a common household in a dwelling unit.

FLUSH WATER CLOSET. A toilet bowl flushed with water with a water sealed trap.

GARBAGE. Putrescible animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food.

HABITABLE BUILDING. Any building or part thereof that meets minimum standards for use as a home or place of abode by one or more persons.

HABITABLE ROOM. A room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, furnace rooms, unfinished basements (those without floor covering, ceiling covering, wall finish, required ventilation, required electric outlets and required exit facilities), pantries, utility rooms of less than 50 square feet of floor space, foyers, communicating corridors, stairways, closets, storage spaces and workshops, hobby and recreation areas in parts of the structure below ground level or in attics.

HEATED WATER. Water heated to a temperature of not less than 120°F measured at faucet outlet.

KITCHEN. A space which contains a sink with counter working space, adequate space for installing cooking and refrigeration equipment and adequate space for the storage of cooking utensils.

Long-Term Rental Dwellings

LONG-TERM RENTAL OR RENTED DWELLING OR DWELLING UNIT. A dwelling or dwelling unit let or intended to be let for rent or lease for more than 90 days.

MULTIPLE FAMILY DWELLINGS. A dwelling or portion thereof containing three or more dwelling units.

OCCUPANT. Any person including owner or operator living, sleeping, cooking and eating in a dwelling unit.

OPERATOR. The owner or his or her agent who has charge, care, control or management of a building, or part thereof, in which dwelling units or rooming units are let.

ORDINANCE ENFORCEMENT OFFICER. The ordinance enforcement officer of the village and his or her authorized employees.

OWNER. Any person, partnership, firm or corporation who, alone, jointly or severally with others, shall be in actual possession of, or have charge, care or control of, any dwelling or dwelling unit within the village as owner, employee or agent of the owner, or as trustee or guardian of the estate or person of the title holder. Any such person representing the actual **OWNER** shall be bound to comply with the provisions of this chapter to the same extent as the **OWNER**.

PERMISSIBLE OCCUPANCY. The maximum number of persons permitted by state law or village ordinance to reside in a dwelling unit or rooming unit.

PERSON. An individual, firm, partnership, association, corporation or joint venture or organization of any kind.

PLUMBING. All of the following supplied facilities and equipment in a dwelling: gas pipes, gas burning equipment, water pipes, steam pipes, garbage disposal units, waste pipes, water closets, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes washing machines, catch basins, drains, vents and any other similar fixtures and the installation thereof, together with all connections to water, sewer and gas lines.

PREMISES. A platted lot or part thereof or unplatted parcel of land, either occupied

Long-Term Rental Dwellings

or unoccupied by any dwelling or non dwelling structure, including such building, accessory structure or other structure thereon.

PUBLIC HALL. A hall, corridor or passageway for providing egress from a dwelling unit to a public way and not within the exclusive control of one family.

REFUSE. All putrescible and non putrescible waste solids including garbage and rubbish.

REPAIR. To a sound and acceptable state of operation, service ability or appearance.

RODENT HARBORAGE. Any place where rodents can live, nest or seek shelter.

ROOMING UNIT. Any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking and eating purposes.

RUBBISH. Non putrescible solid wastes consisting of both combustible and non combustible wastes, such as paper, cardboard, tin cans, grass and shrubbery clippings, wood, glass, brick, plaster, bedding, crockery and similar materials.

SAFETY. The condition of being relatively free from danger and hazards which may cause accidents or disease.

SUBSTANDARD DWELLING. Any dwelling which does not conform to the minimum standards established by the village code.

SUPPLIED. Paid for, furnished by, provided by or under the control of the owner, operator or agent of a dwelling.

VILLAGE. The Village of Port Sanilac.

(B) Whenever the words “dwelling”, “dwelling unit”, “premises”, or “structure” are used in this chapter, they shall be construed as though they were followed by the words “or any part thereof”.

Long-Term Rental Dwellings

(1989 Code, § 22.03.00)

§ 110.04 INSPECTION REQUIRED; APPLICATION; FEE

The following requirements shall apply to inspections.

(A) No person shall rent any building or mobile home to any person for dwelling purposes without registering the rental unit, obtaining an inspection certificate and paying the fee required by this section. Such certification shall begin on January 1 of even years, terminate on December 31 two years thereafter and must be renewed bi annually. Units inspected in the last six months of a two year cycle will not have to be re inspected for a renewed certificate of inspection in the subsequent cycle.

(B) Applications shall be made to the Village Clerk, on forms supplied by the Clerk. Each applicant shall provide the name and address of the applicant. If the applicant is a corporation, the application shall name the principal officers. The applicant shall provide the address and apartment number, if any, of each dwelling unit.

(C) The fee for such inspection shall be established by annual fee resolution. The Building Inspector shall inspect and approve each unit before a certificate is issued.

(D) If the required inspection fee has been paid and each dwelling unit to be covered by the certificate has been inspected and it does not appear that any violation of this chapter or of any other applicable state law or village ordinance exists, the Clerk shall issue the certificate (which may be in the form of an inspection verification certificate or sticker).

(1989 Code, § 22.04.00) Penalty, see § 110.99

Long-Term Rental Dwellings

§ 110.05 GENERAL REQUIREMENTS

No owner or other person shall occupy or let to another person any dwelling, dwelling unit or rooming unit unless it and the premises are clean, sanitary, fit for human occupancy and comply with all applicable legal requirements of the state and the village, including the following requirements.

(A) *Maintenance of shared or public areas.* Every owner of a dwelling containing two or more dwelling units shall maintain in a clean and sanitary condition the shared or public areas of the dwelling and premises thereof.

(B) *Maintenance of occupied areas.* Every occupant of a dwelling, dwelling unit or rooming unit shall maintain in a clean and sanitary condition that part or those parts of the dwelling, dwelling unit and premises thereof that he or she occupies and controls.

(C) *Maintenance of yards.* Outside storage for dwellings, dwelling units or rooming houses shall be limited to equipment and materials for the care and maintenance of lawns and gardens, except as specifically provided in the Zoning Code.

(D) *Pest extermination.* Every occupant of a dwelling or dwellings shall be responsible for the extermination of vermin and rodents on the premises. No occupant of a dwelling or dwelling unit shall accumulate fire wood, rubbish, boxes, lumber, scrap metal or any other materials in such manner that may provide a rodent harborage in or about any dwelling or dwelling unit; stored materials shall be stacked neatly in piles elevated at least 18 inches above the ground or floor. No owner or occupant of a dwelling or dwelling unit shall store, place or allow to accumulate any material that may serve as food for rodents in a site accessible to rodents. Firewood can be piled no higher than six feet.

(E) *Sanitary fixtures and appliances.* Every occupant of a dwelling unit shall keep all supplied fixtures and facilities therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

(F) *Minimum heating and maintenance.* In every dwelling unit or rooming unit where the control of the supplied heat is the responsibility of a person other than the occupant, a temperature of at least 68°F shall be maintained at a distance of three feet above the floor in all

Long-Term Rental Dwellings

habitable rooms, bathrooms and water closet compartments from September through May.

(G) *Minimum exterior lighting.* The owner of a multiple family dwelling or dwellings shall be responsible for providing and maintaining effective illumination in all exterior parking lots and driveways and walkways.

Long-Term Rental Dwellings

(H) *Minimum standards for basic equipment and facilities.* No person shall occupy as owner, occupant or let to another for occupancy any dwelling or dwelling unit, for the purpose of living, sleeping, cooking or eating therein, which does not comply with the following requirements: every dwelling unit shall have a space in which food may be prepared and cooked, which shall have adequate circulation area and which shall be equipped with the following:

(1) A kitchen sink in good working condition, connected to an approved water supply including hot and cold water and also connected to an approved sewer system;

(2) Cabinets or shelves, for the storage of eating, drinking and cooking equipment and utensils; and

(3) Stove, or similar device for cooking food, and a refrigerator, or similar device, for the safe storage of food at temperatures less than 50°F, but more than 32°F under ordinary maximum summer conditions.

(I) *Toilet facilities.* Within every dwelling unit, there shall be a room which affords privacy to anyone within said room and which is supplied with a flush toilet in good working condition, connected to an approved water and sewer system.

(J) *Lavatory sink.* Within every dwelling, there shall be a lavatory sink; said sink may be in the same room with the flush toilet or if located in another room, the sink shall be placed in close proximity to the door leading directly into the room containing the flush toilet; said lavatory sink shall be connected to an approved water system with both hot and cold water and also connected to an approved sewer system.

(K) *Bathtub or shower.* Within every dwelling unit, there shall be a room which affords privacy to a person within said room and which is equipped with a bathtub or shower in good working condition. Said tub or shower can be in the same room with the flush toilet or in another room, shall be properly connected to an approved water system with hot and cold water and connected to an approved sewer system.

(L) *Egress.* Every dwelling unit in a one or two story dwelling shall have at least one means of egress leading to a safe and open space at ground level. Every dwelling unit in a

Long-Term Rental Dwellings

multiple dwelling shall have immediate access to two or more means of egress leading to a safe and open space at ground level.

(M) *Handrails*. Structurally sound handrails shall be provided on any steps containing four risers or more. If steps are not enclosed, handrails and bannisters spaced no greater than six inches apart shall be provided. Porches, decks and balconies located no more than 30 inches from ground level or floor below shall have approved handrails 30 to 34 inches high. Stairs, balconies and porches exceeding 30 inches from ground level or lower floor, shall have a protective railing 36 inches in height and, if unenclosed, banisters shall be spaced no greater than six inches apart. Alternate systems providing at least the same degree of protection shall be acceptable.

(N) *Access*. Access to or egress from each dwelling unit shall be provided without passing through any other dwelling or dwelling unit.

(O) *Door locks*. No owner shall occupy or let to be occupied any dwelling or dwelling unit unless all exterior doors of the dwelling or dwelling unit are equipped with safe, functioning locking devices, including at least one dead bolt locking device that cannot be retracted by end pressure; provided, however, that, such door shall be operable from the inside without the use of a key or any special knowledge or training.

(P) *Habitable room ventilation*. Except where there is supplied some other device affording adequate ventilation and approved by the Building Inspector, every habitable room shall have at least one window facing directly outdoors which can be opened easily. The minimum total of operable window area in every habitable room shall be at least 5.7 square feet.

(Q) *Other room ventilation*. Every bathroom and water closet compartment and every laundry and utility room shall have at least 50% of the ventilation required in habitable rooms; except that, no window shall be required if said rooms are equipped with a ventilation system providing at least equal ventilation.

(R) *Electric service, outlets and fixtures*. Every dwelling unit and all public and common areas shall be supplied with electric service, overcurrent protection devices, electric outlets and electric fixtures which are properly installed, which shall be maintained in safe working

Long-Term Rental Dwellings

condition and shall be energized by an approved source of electric power and in compliance with the applicable ordinances of the village and state. The minimum capacity of said electric service and the minimum number of electric outlets and fixtures shall be as follows.

(1) Buildings containing one or more dwelling units shall have at least 60 amp, 115 and 230 volt service or feeder per dwelling unit. Main service to multi family buildings shall have sufficient capacity to carry the load as computed in accordance with village ordinances.

(2) Internal wiring and outlets in single or multi family dwellings shall conform to the following:

(a) At least one 15 or 20 amp branch circuit for each 600 square feet of dwelling unit floor area;

(b) At least one duplex receptacle on a separate 20 amp appliance circuit in the kitchen. If there is a kitchen counter, such receptacle shall be accessible to the counter;

(c) At least one duplex receptacle on a separate 20 amp circuit for the laundry. Multi family buildings may have a common laundry area with duplex receptacles on separate 20 amp circuits that are not overloaded;

(d) Bathrooms shall have at least one receptacle. This receptacle may be in a wall light, if readily accessible;

(e) Every habitable room with 120 square feet of habitable floor space or less shall be provided with two separate floor or wall type electric convenience outlets and an additional 80 square feet or fraction thereof of habitable floor space. Required outlets shall insofar as possible, spaced equal distances apart. One ceiling type or wall type light fixture controlled by a remote switch may be supplied in lieu of one required electric convenience outlet in each habitable room. Every public hall, water closet compartment, bathroom, laundry room and furnace room shall contain at least one supplied electric light fixture controlled by at least one switch; and

Long-Term Rental Dwellings

(f) All hazardous wiring shall be removed. This includes wiring to and in garages and other accessory buildings. The Director of Inspections may order hazardous electrical installations removed.

(3) Every public hall and stairway in a multiple family dwelling shall be adequately lighted by natural or electric lights at all times, so as to provide effective illumination in all parts thereof.

(4) Alternate methods may be used where the equivalent objectives can be achieved while maintaining effective safety.

(S) *Minimum thermal standards.* No person shall occupy as owner or occupant or let to another for occupancy, any dwelling or dwelling unit, for the purpose of living therein, which does not have heating facilities which are properly installed, and which are maintained in safe condition, and which are capable of adequately heating all habitable rooms in every dwelling unit at a temperature of at least 68°F at a distance of three feet above floor level and three feet from any exterior wall at an outside temperature of 25°F. Gas or electric appliances previously designed for cooking or water heating purposes shall not be considered as heating facilities under this section. Portable heating equipment using flame and liquid fuel does not meet the requirements of this section and is prohibited. No owner or occupant shall operate or use any space heater or wood burning stove or fireplace that does not comply with all applicable village ordinances.

(T) *Exterior foundations, exterior walls and roofs.* The foundation, exterior walls and exterior roof shall be substantially water tight and protected against vermin and rodents and shall be kept in sound condition and repair. The foundation shall adequately support the building at all points. Every exterior wall shall be free of deterioration holes, breaks, loose or rotting boards or timbers and any other thing that might admit rain or dampness to the interior portion of the walls. The roof shall be tight and have no defects which might admit rain. Roof drainage shall be adequate to prevent rain water from causing dampness to interior walls. All exterior wood surfaces, other than decay, by paint or other protective coverings or treatment. If 25% or more of the exterior surface of such a wood structure is unpainted or unprotected or is determined by the Building Inspector to be paint blistered and in need of protection, it shall be painted and protected.

Long-Term Rental Dwellings

(U) *Windows, doors, screens.* Every window and exterior door shall be substantially tight and shall be kept in sound condition and repair. Every window other than a fixed window shall be capable of being easily opened. Every window, door and frame shall be constructed and maintained in such relation to the adjacent wall as to completely exclude rain, wind, vermin and rodents from entering the building. Every window or other device with openings to the outside which is used or intended to be used for ventilation shall be supplied with 16 mesh screen during the insect season.

(V) *Floors, interior walls, ceilings.* Every floor, interior wall and ceiling shall be adequately protected against the passage and harborage of vermin and rodents, and shall be kept in sound condition and good repair. Every floor shall be free of loose, warped, protruding or rotted flooring materials. Every interior wall and ceiling shall be free of holes, large cracks and loose plaster and shall be maintained in a tight weather proof condition. Paints or materials that remain toxic after being applied and, after drying or hardening, shall not be used. Every toilet room and bathroom floor surface shall be capable of being easily maintained in a clear and sanitary manner.

(W) *Rodent proof.* Every dwelling and accessory structure and the premises upon which it is located shall be maintained in a rodent free and rodent proof condition. All openings in the exterior walls, foundation, basement, ground or first floors and roofs which have one half inch or larger opening shall be rodent proofed. Interior floors in basements, cellars and other areas in contact with the soil shall be paved with concrete or other rodent impervious materials.

(X) *Safe buildings.* Every foundation, roof, floor, exterior wall, interior wall, ceiling inside and outside stairways, every porch, balcony and every appurtenance thereto shall be safe to use and capable of supporting loads that may be anticipated to be placed on them in normal use.

(Y) *Facilities to function.* Every supplied facility and every piece of equipment or utility and every chimney and flue shall be installed and shall be maintained so that it functions effectively in a safe and working condition.

(Z) *Discontinuance of services or facilities.* No owner, operator or occupant shall cause any service, facility, equipment or utility which is required under this chapter to be removed from or shut off from or discontinued for any occupied dwelling or dwelling unit let or

Long-Term Rental Dwellings

occupied by him or her, except for temporary interruption as may be needed to make repairs or alterations or temporary emergencies.

(AA) *One family per dwelling unit.* Not more than one family, except for temporary guests, shall occupy a dwelling unit.

(BB) *Ceiling heights.* In order to qualify as habitable, rooms shall have a clear ceiling height of at least seven feet, six inches calculated on the square feet floor area of the room.

(CC) *Occupancy of sleeping rooms.* In every dwelling unit, every room occupied for sleeping purposes shall have a minimum floor area of 70 square feet. Each sleeping room must have a window usable for escape, with a minimum of 5.7 square feet in size and have a minimum moveable sash opening of 24 inches high and 20 inches wide and the bottom of the window sash shall be no higher than 48 inches above the floor. This section shall not be interpreted as requiring a fire escape for each window.

(DD) *Fire prevention.*

(1) *Smoke detectors.* Every rental unit shall be provided with not less than one functional battery-operated smoke detector on each floor, close to sleeping areas or as required by Building Code.

(2) *Fire extinguishers.* At least one fully charged fire extinguisher shall be installed in each of the following areas of each rooming unit:

(a) The kitchen or cooking area; and

(b) In the location of the heating unit (i.e., furnace).

(1989 Code, § 22.05.00) Penalty, see § 110.99

§ 110.06 ENFORCEMENT AND INSPECTION AUTHORITY

Long-Term Rental Dwellings

(A) *Authorization.* The Building Inspector shall enforce the provisions of this chapter and is thereby authorized to make inspections on a scheduled basis or when reason exists to believe that violation of this chapter has been or is being committed.

(B) *Inspection access.* If any owner, occupant or other person in charge of a dwelling or dwelling unit fails or refuses to permit free access and entry to the structure or premises under his, her or their control for any inspection pursuant to this chapter, the official may seek a search warrant or other appropriate court order authorizing such inspections.

(C) *Inspection schedule.* All units must be registered and inspected prior to rental occupancy. All renewal inspections shall be completed between January 1 and May 30 of every even year. Inspections of newly registered units shall take place as necessary. Intermittent rental units shall be inspected as per renewal schedule unless a waiver of this schedule is issued by enforcement officer.
(1989 Code, § 22.06.00)

§ 110.07 NOTICE OF VIOLATION

(A) *General.* Whenever the Building Inspector determines that any dwelling, dwelling unit or rooming unit, or the premises surrounding any of these fails to meet the requirements set forth in this chapter, he or she shall issue a notice setting forth the alleged failure and advising the owner, occupant, operator or agent that such failure must be corrected. This notice shall:

(1) Be in writing;

(2) Set forth the alleged violations of this chapter;

(3) Describe the dwelling, dwelling unit or rooming unit or other premises where the violations are alleged to exist or to have been committed;

(4) Provide a reasonable time, not to exceed 60 days, for the correction of any alleged violations; and

Long-Term Rental Dwellings

(5) Be served on the owner, occupant, operator or agent of the dwelling, dwelling unit or rooming unit personally, or by certified mail, addressed to the last known place of residence of the owner, occupant, operator or agent. If upon a diligent effort to locate the owner, occupant, operator or agent, none can be found, notice may be posted on or near the dwelling, dwelling unit or rooming unit, or premises described in the notice.

(B) *Repairs and corrective action.* Whenever an owner, operator, agent of a dwelling, dwelling unit or rooming unit, neglects or refuses to make repairs or take other corrective action called for by order or notice of violation issued by a compliance official, the village may undertake such repairs or action, when, in its judgment, the failure to do so will substantially endanger the public health, safety or welfare. The cost of such repairs and actions shall be charged against the property in which the violations exist.

(1989 Code, § 22.07.00)

§ 110.08 SECURING AND VACATING DWELLINGS

The owner, operator or agent of a dwelling, dwelling unit or rooming unit, which has been declared unfit for human habitation or which is otherwise vacant for a period of 30 days or more, shall make it safe and secure so that it is not hazardous to the health, safety or welfare of the public and does not constitute a public nuisance. Any vacant dwelling, dwelling unit or rooming unit with open and unguarded doors or windows shall be deemed to be a hazard to the health, safety or welfare of the public and a public nuisance within the meaning of this section.

(1989 Code, § 22.08.00)

§ 110.09 APPEALS

(A) *Appeals to ordinance enforcement officer.*

(1) Any person aggrieved by any decision of any employee of the ordinance enforcement officer may appeal the decision to the ordinance enforcement officer within 14 days of the action.

(2) No formalities shall be required, but a written note or letter shall be provided by

Long-Term Rental Dwellings

the person taking the appeal, informing the ordinance enforcement officer of the action taken by the village employee and the change requested from the ordinance enforcement officer.

(3) The ordinance enforcement officer shall respond to the appeal within 28 days of the incident or issue appealed 14 days.

(B) Appeals to the Board of Appeals.

(1) The Board of Zoning Appeals shall have authority to hear, consider and decide disputed issues arising under this chapter and shall have all powers granted under the Zoning Ordinance.

(2) An appeal may be taken to the Board of Appeals by:

(a) Any person seeking clarification or interpretation of this chapter;

(b) Any person affected by a decision of the Housing Inspector or enforcement officer pursuant to this chapter; or

(c) By any person seeking a variance.

(3) Appeals made from a determination of the Building or Housing Inspector or enforcement officer shall be made within 30 days following such determination. Appeals from any other determination shall be made within 60 days of such determination.

(4) All appeals shall be submitted in writing to the Village Clerk and accompanied by a non refundable filing fee set annually by Council resolution.

(5) Upon receipt of a proper application, the Council, as Board of Appeals, shall set a reasonable time and place for a public hearing on the appeal and give proper notice thereof to the public and all affected parties.

(6) The Board of Appeals shall render a decision without unreasonable delay.
(1989 Code, § 22.09.00)

§ 110.99 PENALTY

Long-Term Rental Dwellings

(A) *Nuisance, injunction.* Any violation of this chapter is hereby declared to be a nuisance. In addition to any other relief provided by this chapter, the Village Attorney may apply to a court of competent jurisdiction for an injunction to prohibit the continuation of any violation of this chapter. Such application for relief may include seeking a temporary restraining order, temporary injunction or permanent injunction. (1989 Code, § 22.10.01)

(B) *Penalty.* Any person, firm or corporation violating any provision of this chapter shall be responsible for a Grade C civil violation for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues. (1989 Code, 22.11.01)

(Amended 11-16-2023)