

CHAPTER 6

RENTAL PROPERTY

4-6-1: Rental Registration Required: It shall be unlawful for any owner of real property within the Village, to lease or rent such property without first registering it with the Village as provided in this Chapter.

- A. All owners of rental property within the Village shall complete and file with the Director of Village Maintenance a rental property registration form provided by the Village, which form shall include the following information:
 - 1. Owner's name, address and telephone number. It shall also include the owner's e-mail and website address if one exists;
 - 2. If applicable, the managing agent's name, address and telephone number. It shall also include the landlord/managing agent's e-mail address and website information if one exists;
 - 3. The street address of each rental property and the name of the complex if so named;
 - 4. The total number of rental units and their specific designations (Apts. 1, 2, 3 and the like or A, B, C and the like) at each street address; and
 - 5. A Crime Free Lease Addendum provided by the Village and signed by both the owner and tenant (and the landlord/managing agent, if applicable) acknowledging the Village's Building and Property Maintenance Codes and all pertinent ordinances (i.e., zoning, occupancy, weeds, trash and the like) and the legal ramifications for knowingly violating any of these codes or ordinances.
- B. All owners of rental property within the Village
Must re-register or renew their registration within 30 days of any change of ownership of a rental property, the new owner shall re-register the property as such by completing the rental property registration form. A change of ownership shall include any change in ownership rights, including execution of a contract for deed, whether recorded or not.
- C. The registration of rental property(ies) shall expire on June 1 of each year, and must be renewed by May 31 of each year. The annual registration fee shall be \$25 per rental unit.
- D. No owner shall be allowed to register any property if the owner has outstanding fees, fines, liens, or judgments due and owing to the city, or if the property is otherwise in violation of the Holiday Hills Municipal Code.

4-6-2: Penalty: Any person who violates this Chapter shall be fined in an amount not less than \$100, nor more than \$500. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such.