

CHARTER TOWNSHIP OF REDFORD

Department of Building and Safety Engineering

12200 Beech Daly, Redford, Michigan 48239

313-387-2680

www.redfordtwp.com

RENTAL PROPERTY REGISTRATION

A copy of your driver's license must be included.

Registration fee = \$35 per year

Inspection fee = \$165 every three (3) years

NEW RENTALS = \$200

(Make checks payable to "Redford Township")

Property Address: _____

OWNER INFORMATION

Name: _____

Address: _____

City, State, Zip: _____

Home Phone #: _____

Work Phone #: _____

Cell Phone #: _____

Driver's License #: _____

OCCUPANT INFORMATION

Name: _____

Phone #: _____

Work #: _____

CORPORATION/LLC

Agent: _____

Address: _____

City, State, Zip: _____

Home Phone: _____

Work Phone: _____

Driver's License #: _____

SIGNATURE OF APPLICANT:

If you would like to get forms and letters from us via e-mail, please list e-mail address below:

ORDINANCE NO. 248-A2

AN ORDINANCE TO AMEND ORDINANCE NO. 248-A, CODIFIED IN THE CODE OF ORDINANCES FOR THE CHARTER TOWNSHIP OF REDFORD AT CHAPTER 22, ARTICLE XI, SECTIONS 22-301 THROUGH 22-307, PROVIDING FOR THE INSPECTION OF RENTAL DWELLINGS, REGISTRATION OF RENTAL DWELLINGS, ISSUANCE OF REGISTRATION CERTIFICATE, MAINTENANCE REQUIREMENTS, DENIAL, SUSPENSION, OR REVOCATION OF REGISTRATION CERTIFICATE AND APPEAL.

THE CHARTER TOWNSHIP OF REDFORD HEREBY ORDAINS:

THAT ORDINANCE NO. 248-A, CODIFIED IN THE CODE OF ORDINANCES FOR THE CHARTER TOWNSHIP OF REDFORD AT CHAPTER 22, ARTICLE XI, SECTIONS 22-301, THROUGH 22-307 BE AMENDED TO READ AS FOLLOWS:

Section 22-301. Definitions.

The following definitions shall apply in this article:

- (1) *Department* shall mean the Department of Building and Safety Engineering or any successor department or division which may be established.
- (2) *Dwelling* shall mean a non-owner occupied dwelling as defined in the most recent State of Michigan Building Code, the State of Michigan Residential Code as promulgated by the State of Michigan Construction Code Commission, adopted by the Township and its supplements including any accessory building or structures the Housing Law for the State of Michigan, and the Charter Township of Redford Zoning Ordinance No. 152N, as amended.
- (3) *Owner* shall mean the owner of the freehold of the premises or lesser estate in the premises, a mortgagee or vendee in possession, an assignee of rents, receiver, executor, trustee, or any other person, sole proprietorship, partnership, association, or corporation directly or indirectly in control of a dwelling or his/her or its agents, servants, or employees.

Section 22-302. Registration for rental or lease of dwellings.

It shall be unlawful for an owner to rent or lease a dwelling unless a registration certificate has been issued and maintained for the dwelling in the manner required by this article.

owner fail to maintain the dwelling in compliance with the aforementioned Codes, law and/or Ordinances, the registration certificate shall be suspended or revoked by the department. The owner shall be given notice, in writing, of the determination and the reasons for the determinations. The notice shall be sent by first-class mail to the address listed on the owner's application form.

Section 22-307. Appeal of denial, suspension, or revocation of registration certificate.

Should the department determine that the dwelling is not in compliance with the State of Michigan Building Code, State of Michigan Residential Code, the State of Michigan Electrical Code, the State of Michigan Mechanical Code, the State of Michigan Plumbing Code, the Michigan Uniform Energy Code, the Michigan Elevator Code as promulgated by the State Construction Code Commission and any supplements thereto; the State of Michigan Housing Law, and/or the Charter Township of Redford Zoning Ordinance No. 152N, as amended, and for that reason deny the issuance of a registration certificate, or, should a registration certificate be suspended or revoked upon a determination by the department that the owner has failed to maintain the dwelling in compliance with the aforementioned Codes, laws and/or Ordinances, the owner shall have the right to appeal such determination in the following manner:

- (1) The owner shall file the appeal with the Township Building Board of Appeals, in writing, within 15 days of the date of the determination from which the owner is appealing. Filing of the appeal with the Township Building Board of Appeals shall stay the suspension or revocation of the registration certificate until such time as the Township Building Board of Appeals issues its final decision. The appeal shall contain a short and plain statement of the matters asserted by the owner including factual and legal bases upon which the owner relies.
- (2) Upon receipt of the appeal, the Township Building Board of Appeals shall schedule a hearing and provide notice of the hearing to the owner by sending written notice by first-class mail to the address listed on the owner's application form. The owner may appear at the hearing in person, by agent or by attorney. If the owner, or his agent or attorney, fails to appear at the hearing after proper notice, the Township Building Board of Appeals may proceed with the hearing and make its decision. The owner shall be given an opportunity to present oral and written arguments on issues of law and policy and an opportunity to present evidence and arguments on issues of fact.
- (3) The Township Building Board of Appeals shall issue a final decision in writing setting forth its findings within a reasonable period after the hearing is concluded. A copy of the decision shall be sent by first-class mail to the address listed on the owner's application form and to the agent or attorney that appeared at the hearing.

Effective Date.

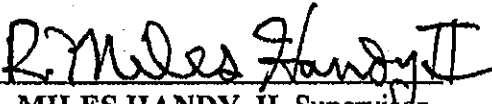
This Ordinance shall be effective after legal publication and in accordance with the provisions of the Act governing same.

Inclusion into Code of Ordinances.


The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances for the Charter Township of Redford, as an amendment thereto, and shall be appropriately renumbered, if necessary, to conform to the uniform numbering system of the Code.

AYES: Brang, Christie, McRae, Kobylarz, Sivyer, Fleming, Handy
NAYS: None
ABSENT: None

ADOPTED: 7-0 on March 22, 2005



R. MILES HANDY, II, Supervisor
Charter Township of Redford



GARTH J. CHRISTIE, Clerk
Charter Township of Redford

I hereby certify that Ordinance No. 248-A-2 was published in the Redford Observer, a newspaper circulating within the Charter Township of Redford on May 5, 2005.



GARTH J. CHRISTIE, Clerk