

ALLENDALE CHARTER TOWNSHIP

ORDINANCE NO. 2021 - 04

RENTAL HOUSING REGISTRATION AMENDMENT ORDINANCE

AN ORDINANCE to amend Ordinance No. 2017-4, which provides for the registration and regulation of rental housing located within the Charter Township of Allendale; to allow inspections; to provide penalties for violations; to repeal conflicting ordinances; and to provide for the effective date of this Ordinance.

THE CHARTER TOWNSHIP OF ALLENDALE, COUNTY OF OTTAWA, MICHIGAN ORDAINS AS FOLLOWS:

Section 1. Amendment of Ordinance No. 2017-4. The following provisions of the rental housing registration ordinance adopted by Allendale Charter Township, Ordinance No. 2017-4, shall be amended as follows:

- A. Amendment of Section 3: Section 3(b)(2) shall be amended to state in its entirety as follows:
 - (2) An Owner shall apply for a new certificate of compliance for the Rental Unit prior to the current certificate of compliance expiration. If the Owner fails to obtain a new certificate of compliance for the Rental Unit before the current certificate of compliance expires, the Rental Unit will need to be re-inspected before a new certificate of compliance can be issued.

- B. Amendment of Section 4: Section 4(b) shall be amended to state in its entirety as follows:
 - (b) Inspection Procedures.
 - (1) An inspection shall be valid for a period of up to four years, unless there is a sufficient basis for re-inspection pursuant to this Ordinance or if the certificate of compliance is revoked by the Township for noncompliance with this Ordinance.
 - (2) If, upon completion of an inspection, the Rental Unit or surrounding Premises are found to be in violation of a Township ordinance or applicable State law, the Township shall provide the Owner with written notice of such violations. The Township shall set a re inspection date before which such violation shall be corrected.
 - (3) If a complaint is filed with the Township regarding a Rental Unit, the Owner will be notified. An inspection will ensue if the Township believes such

action is necessary. The Township may also choose to accept written verification that the violation has been corrected.

- (4) Where a re-inspection must be made to ensure conformity with this Ordinance, the Township may charge a separate inspection fee for each subsequent inspection.
- (5) If an inspection is scheduled and the Owner fails to appear, an inspection fee shall be assessed against the Owner.
- (6) The Owner or Tenants shall provide any information as requested by the Township to assist with the investigation of a potential violation of this Ordinance.

Section 2. Severability and Captions.

This Ordinance and the various parts, sections, subsections, sentences, phrases, and clauses thereof are hereby declared to be severable. If any part, section, subsection, sentence, phrase, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby. The captions included at the beginning of each section are for convenience only and shall not be considered a part of this Ordinance.

Section 3. Repeal.

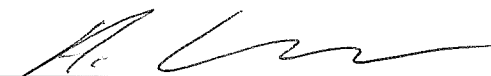
All resolutions, ordinances, orders or parts thereof in conflict in whole or in part with any of the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

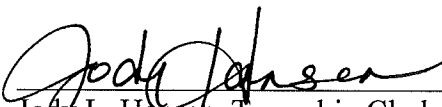
Section 4. Administrative Liability.

No officer, agent, employee or member of the Township shall render himself or herself personally liable for any damage that may occur to any person or entity as a result of any act or decision performed in the discharge of his or her duties and responsibilities pursuant to this Ordinance.

Section 5. Effective Date.

This Ordinance was approved and adopted by the Township Board of Allendale Charter Township, Ottawa County, Michigan, on October 25, 2021, after introduction and a first reading on September 27, 2021, and publication after first reading as required by Act 359 of the Michigan Public Acts of 1947, as amended. This Ordinance shall be effective immediately upon publication on October 31, 2021, in *The Grand Rapids Press*, a newspaper having general circulation in the Township.


Adam Elenbaas, Township Supervisor



Jody L. Hansen, Township Clerk

CERTIFICATE

I, Jody Hansen, the Clerk for the Charter Township of Allendale, Ottawa County, Michigan, certify that the foregoing Rental Housing Registration Amendment Ordinance was adopted at a regular meeting of the Township Board held on October 25, 2021. The following members of the Township Board were present at that meeting: Ms. Hansen; Mr. Vander Wall; Ms. Vander Veen; Mr. Zeinstra; and Mr. Elenbaas (5).

The following members of the Township Board were absent: Ms. Kraker; and Mr. Murillo (2).

The Ordinance was adopted by the Township Board with members of the Board, Ms. Hansen; Mr. Vander Wall; Ms. Vander Veen; Mr. Zeinstra; and Mr. Elenbaas, voting in favor and no members of the Board voting in opposition. The Ordinance or a summary of the Ordinance was published in the Grand Rapids Press on October 31, 2021.


Jody L. Hansen, Clerk
Allendale Charter Township