

CITY OF SALISBURY
ORDINANCE NO. 2016

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SALISBURY TO AMEND CHAPTER 15.26 OF THE SALISBURY MUNICIPAL CODE TO REQUIRE THAT RENTAL DWELLING UNITS BE REGISTERED ANNUALLY.

WHEREAS, Chapter 15.26 of the Salisbury Municipal Code requires that the owner of a rental dwelling unit register it with the housing official; and

WHEREAS, the City Council desires to change said requirement so that the registration must be made annually.

NOW, THEREFORE, be it enacted and ordained by the City Council of the City of Salisbury, in regular session as follows:

1. That Section 15.26.040 of the Salisbury Municipal Code be amended as follows:

15.26.040 Annual Rental Dwelling Unit Registration

A. The owner of all rental dwelling units shall register each unit by filing a registration form with the housing official. The registration fee for each unit shall be set by resolution of the council from time to time. Registration forms shall be provided by the housing official.

B. All registration fees shall be paid at the time the registration form is filed with the housing official, unless the owner owns more than one hundred (100) rental dwelling units. The owners of more than one hundred (100) rental dwelling units shall pay the initial registration fee in four equal quarterly installments within twelve (12) months of registration.

C. Initial registration of all existing rental dwelling units in R-5, R-8 and R-10 zones in the city shall be complete by April 30, 2004. Initial registration of all other existing rental dwelling

units in the city shall be completed by June 30, 2004.

D. Registration of other rental dwelling units shall occur one month after:

1. The rental dwelling is annexed into the city;
2. The rental dwelling unit receives a use and occupancy permit;
3. Title to the rental dwelling unit is converted to a new owner.
4. The dwelling unit is converted to rental use.

An owner shall notify the city when a rental dwelling unit is converted to a nonrental use.

E. Registrations shall be renewed on an annual basis on or before March 1st of each year.

2. That Section 15.26.060 of the Salisbury Municipal Code be amended as follows:

15.26.060 Failure to Register or Obtain License

A. Failure to timely register a rental dwelling unit, renew a registration, or obtain or renew a license pursuant to this chapter shall result in the issuance of a nonregistration fee as adopted by resolution of the council from time to time. The housing official shall issue a notice to the owner advising him of the requirements of this chapter and the fees due as of the date of the notice.

B. If the owner does not register a dwelling unit, renew a registration, or obtain or renew a license within thirty (30) days after said notice, the owner shall be designated a delinquent owner. The housing official shall notify the owner of such designation, cancel any existing license, and require that the owner vacate any tenant occupying a rental dwelling unit within sixty (60) days. Any security deposit shall be returned to the tenant pursuant to the provisions of Real Property

Article, Title 8, Annotated Code of Maryland.

C. If a delinquent owner desires to register a rental dwelling unit, the rental dwelling unit shall be subject to an inside and outside inspection by the housing official. All violations must be corrected before the rental dwelling unit is registered.

A delinquent owner shall be required to register each of its rental dwelling units for a fee of Five Hundred Dollars (\$500.00). The registration and registration fee shall be required for five (5) consecutive years, unless the rental dwelling unit changes ownership to a legal entity which is not owned or controlled by the delinquent owner, and the new owner complies with all the provisions of this Chapter. If the new owner complies with the provisions of this Chapter, the delinquent owner designation then terminates. If the new owner fails to timely register the rental dwelling unit, then the delinquent owner designation shall continue.

D. If a delinquent owner desires to obtain or renew a license pursuant to §15.26.050 herein, the owner shall pay a license fee of \$500 for five (5) consecutive years.

E. If the full amount of any fees due to the City is not paid by the owner within 30 days after billing, the housing official shall cause to be recorded in the finance Department the amount of fees due and owing, and such amount will be carried on the records of the city of Salisbury and shall be collectible in the same manner as real estate taxes are collected.

AND BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, that this ordinance shall take effect upon final passage.

THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury held on the ____ day of _____, 2006, and having been published as required by law, in the meantime, was finally passed by the Council on the ____ day of _____, 2006.

Brenda J. Colegrove, City Clerk

Michael P. Dunn,
President of the Council of
the City of Salisbury

Approved by me, this _____
day of _____, 2006.

Barrie P. Tilghman,
Mayor of the City of Salisbury