

**SILVER SPRING TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2019-08

**AN ORDINANCE OF SILVER SPRING TOWNSHIP, CUMBERLAND COUNTY,
PENNSYLVANIA, REPEALING ORDINANCE NO. 95-3; REQUIRING ALL LANDLORDS TO
LIST ALL TENANTS OVER 18 YEARS OF AGE AND PROVIDING PENALTIES FOR THE
VIOLATION HEREOF**

BE IT ORDAINED and RESOLVED, and it is hereby ordained and resolved, by the Board of Supervisors of Silver Spring Township, Cumberland County, and Commonwealth of Pennsylvania, as follows:

SECTION 1. Short title.

This chapter shall be known and may be cited as the “Landlord /Tenant lease agreement and status of occupancy certification for all residential rental units.”

SECTION 2. Every person owning any property within the Township which is rented, in whole or in part, to one or more persons for residential purposes shall certify to the Township Manager a list of lessees and tenants over 18 years of age and their respective addresses on or before January 15th of each year. The Township will base residency on where each tenant is living as of January 1st of each year. The forms shall be provided by the Township Manager for the purpose of such registration.

SECTION 3. Any change in the occupancy of real estate rented or leased or in the identity of the Tenant from that shown in the report of the Landlord as required in Section 2 above, shall be reported by the Landlord to the Township Manager within ten (10) days after such change. It is intended hereby that a Landlord shall report a new Tenant or a Tenant who rents or leases a different unit or parcel of the Landlords real estate and when a unit or parcel of their real estate becomes vacant.

SECTION 4. Any person who shall violate or fail, neglect or refuse to comply with any provisions of this Ordinance, shall upon conviction of a summary offense by a Magisterial District Judge be fined not more than \$1000.00 for each offense, shall be ordered to pay to the Township any losses incurred by the Township as provided in section 2, above, together with the costs of this action, and in default of payment thereof, be committed to the Cumberland County Prison for a period not exceeding thirty (30) days.

SECTION 5. Severability

The provisions of this Ordinance are severable. If any sentence, clause, or section of this Ordinance is for any reason found unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, or sections of this Ordinance. It is hereby declared to be the intent of the Board of

Supervisors of Silver Spring Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause or section not have been included herein.

SECTION 6. Repeals

Ordinance No. 95-3 is hereby repealed. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed insofar as they may be inconsistent herewith. This Ordinance does not repeal any provision of the Silver Spring Township Zoning Ordinance.

SECTION 7. No Effect on Other Applicable Laws

No provision of this Ordinance shall be construed as limiting the enforcement of any laws of the Township not repealed by this Ordinance, laws of the United States or laws of the Commonwealth of Pennsylvania.

SECTION 8. Effective Date

This ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this _____ day of _____, 2019.

ATTEST:

**SILVER SPRING TOWNSHIP
BOARD OF SUPERVISORS**

Theresa Eberly, Secretary

David R. Lenker, II, Chair