

ORDINANCE NO. 13-3,4

AN ORDINANCE RELATING TO CODE ENFORCEMENT, RENTAL UNITS

THE COUNCIL OF THE TOWN OF FREDERICA HEREBY ORDAINS:

Section 1. That Chapter 314 of the Frederica Town Code of Ordinances shall be amended by adding a new article as follows:

§ 314.17. Inspections.

- A. The Code Officer...
- B. The Council shall have...
- C. All rentals units shall...
- D. Person's inspecting...
- E. The Code Enforcement Officer, in accordance with the procedures set forth in the International Property Maintenance Code, Code of the Town of Frederica, International Residential Code, all applicable and national codes, shall inspect rental dwellings/properties for compliance with all said codes to ensure compliance. Following the inspection, the Code Enforcement Officer shall issue a letter and report any code violations and provide a due date for compliance.
- F. The Code Enforcement Officer shall have the authority to issue a citation to the property owner of the rental unite for failure to schedule an inspection and failure to correct violations by due date issued. Unless specified, each day any violation of any provision of this Code or any ordinance shall continue shall constitute a separate offence and may be issued a citation or fine for each day without further notice.

§ 314.22. Definitions.

For purposes of this ordinance, the following definitions shall apply:

RENTAL UNIT – A Single family dwelling unit occupied by one of more persons or residents which is not owner occupied, whether there is a rental agreement/contract or not, and regardless of any rental fee, monetary payment or provisions of goods or services being exchanged for rent or not.

Section 2. Severability. The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph shall be held unconstitutional or violate the Laws of the State of Delaware by any court of competent jurisdictions, the decision of such court shall not affect or impair any of the remaining provisions.

Section 3. Effective Date. This Ordinance shall become effective thirty days after adoption.

SYNOPSIS

This ordinance defines a rental unit as well as enforces all codes nationally and locally.

Repealer: All ordinances and parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

Date of Effect: The Clerk shall certify the adoption of this Ordinance and cause the same to be published as required by law; and this Ordinance shall take effect and be in force thirty days from and after its approval by Council.

ORDAINED AND ENACTED INTO THE LAW by a majority vote of the Council Members present at a regular sessions of Frederica Town Council, Delaware on the 4th day of SEPTEMBER, A.D. 2013.

First Reading: August 7, 2013

Public Hearing and Second Reading: AUG 21, 2013 , SECOND READING -
6:30 PM SEPTEMBER 4, 2013

Published: OCTOBER 4, 2013

William C. Glanden

William C. Glanden
Mayor

I do hereby certify that the foregoing is a true and correct copy of the Ordinance passed by the Town Council at its meeting on SEPTEMBER 4, 2013 at which meeting a quorum was present and voting throughout that the same is still in full force and effect.

Janet M. White
Clerk