

**STATE OF MICHIGAN
COUNTY OF BERRIEN
ORONOKO CHARTER TOWNSHIP**

RENTAL SAFETY VERIFICATION PROGRAM

ORDINANCE NO. 101

AN ORDINANCE TO PROVIDE FOR AND PROTECT THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE OF CITIZENS AND RESIDENTS OF ORONOKO CHARTER TOWNSHIP BY REQUIRING REGISTRATION, INSPECTION AND ISSUANCE OF A PERMIT FOR RENTAL DWELLING UNITS AS THAT TERM IS DEFINED IN SAID ORDINANCE. TO PROVIDE REQUIREMENTS FOR RENTAL DWELLING UNITS AND TO PROVIDE FOR PENALTIES AND REMEDIES FOR VIOLATIONS OF THE PROVISION OF THIS ORDINANCE.

PURPOSE and SCOPE

The Oronoko Charter Township Board determines that a significant component of residential housing in Oronoko Charter Township is provided for by leased or rented structures. It is therefore essential in providing for the health, safety and general welfare of citizens and residents of Oronoko Charter Township that residential rental dwelling units independent or in any structure be maintained in a condition to promote the health, safety, and general welfare for those occupying such units and structures and to that end that such units and structures be registered with the Township, so as to be identified as residential rental dwelling units, and periodically inspected to insure the maintenance to be as required by the codes and ordinances in effect in Oronoko Charter Township. This determination pertains, also, to short-term rental units which present additional concerns and considerations regarding health, safety and general welfare that must be addressed.

It is the purpose of this Ordinance to require all leased or rented residential rental dwelling units in Oronoko Charter Township to be registered with the Township and for a valid and current rental permit as set forth in this Ordinance to be in effect at all times a rental dwelling unit is being occupied by a tenant. It is the further purpose of this Ordinance that a rental permit only be available for those leased or rented residential rental dwelling units which comply with this Ordinance and the codes and ordinances effective in Oronoko Charter Township.

This Ordinance shall apply to all residential rental units occupied by persons pursuant to any oral or written rental or lease agreement or for other valuable consideration or compensation. Such residential rental units shall include, but not be limited to, single family dwellings, multiple family dwellings and short-term rentals and boarding houses as permitted by Oronoko Charter Township Zoning Ordinance.

II. DEFINITIONS

When used in this Ordinance, the following words and phrases shall have the meanings ascribed to them in this section:

- A. AGENT: The individual or entity managing the rental property on behalf of the owner of the rental dwelling unit. An owner may act as his or her own agent. An agent includes all short-term rental agents.
- B. BEDROOM: A room intended for sleeping or placement of a bed, separated from other spaces in the rental dwelling unit by one or more functional doors. The following spaces, which must be included in every rental dwelling unit, do not qualify as bedrooms: (1) kitchens; (2) dining areas; (3) gathering spaces such as family rooms, dens, or living rooms; and (4) attics or basements without egress meeting standards in applicable building, residential, and fire codes.
- C. BUILDING OFFICIAL: The individual designated by the Township who administers and enforces various technical and building codes in effect in the Township.
- D. COMPENSATION: Money or other consideration given in return for occupancy, possession or use of a rental dwelling unit.
- E. COMPLEX: A single building with more than two rental dwelling units.
- F. DWELLING: A building containing two or less rental dwelling units.
- G. FIRE CHIEF: The chief designated by Oronoko Charter Township.
- H. FIRE CODE: The International Fire Code as adopted by and in effect in the Township.
- I. GOOD NEIGHBOR GUIDELINE: Materials prepared by the Township that include (1) a summary of the Township's fireworks ordinance, and (2) a reminder that the rental property may be located in a residential neighborhood and that neighbors may not be vacationing, and (3) a statement informing the renters that neighboring property owners may contact the local agent and local police to report any issues relating to the property. In general, the purpose of the Good Neighbor Guideline will be to provide to tenants sufficient information to follow so as to not invade or interrupt the normal and peaceful enjoyment of the citizens and residents of Oronoko Charter Township.
- J. HOUSING AND PROPERTY MAINTENANCE CODE: Means the International Property Maintenance Code, as adopted by and in effect in the Township.
- K. IMMEDIATE FAMILY: Spouses, children, stepchildren, brothers, sisters, half-brothers and half-sisters, parents and stepparents, and grandparents.

- L. **MAXIMUM OCCUPANCY:** The maximum number of tenants permitted to reside and sleep in a rental dwelling unit as provided in this Ordinance. According to the International Fire Code (as adopted by the Township), a minimum of 200 square feet per occupant is required.
- M. **MIXED USE PROPERTY:** A lot or parcel located within an area of the Township where both multi-family residential and commercial development is permitted.
- N. **OCCUPANT:** An individual at least 24 months of age who is living in, sleeping in, or otherwise having possession of a rental dwelling unit and an individual present in a rental dwelling unit during the term of a short-term rental shall be presumed to be an occupant unless circumstances clearly indicate that the individual is visiting between the hours of 8:00 a.m. and 11:00 p.m. and will not stay or sleep overnight.
- O. **OWNER:** The individual or entity who is the legal or equitable titleholder and/or who controls the premises occupied as a rental dwelling unit.
- P. **PERMIT:** A rental dwelling unit permit or provisional rental unit permit issued by Oronoko Charter Township.
- Q. **PROVISIONAL RENTAL DWELLING UNIT PERMIT:** A written statement issued by the Township indicating that the rental dwelling unit identified thereon is substantially but not entirely in compliance with the housing and property maintenance code. The provisional rental unit permit shall identify any deficiencies or violations that must be corrected, and shall state the date on which the provisional rental dwelling unit permit shall expire if those deficiencies or violations are not corrected.
- R. **RENTAL DWELLING UNIT:** Any self-contained residential dwelling or complex of dwellings in whole or in part occupied by one or more persons and provides complete living facilities including permanent provisions for sleeping, eating, cooking, and sanitation, and is pursuant to an oral or written agreement for monetary or any other consideration, but which persons are not acquiring an ownership interest in the dwelling. The term "rental dwelling unit" includes single-family, two-family and multiple-family dwellings, and short-term rentals. The term "rental dwelling unit" shall not include transient dwelling structures such as hotels, motels, or bed-and-breakfasts, and shall not include dwellings that are occupied only by members of the owner's immediate family. Rental dwelling unit shall also not include any unit subject to jurisdiction of State Fire Marshall under provisions of PA 207 of 1942, the State Fire Code, or the Michigan Department of Agriculture.
- S. **RENTAL DWELLING UNIT PERMIT:** A written document issued by the Township indicating that the rental dwelling unit identified thereon is then in compliance with the Housing and Property Maintenance Code and all other codes and ordinances relative to dwelling units in general. A rental dwelling unit permit shall be valid for two years from the date of the inspection that found the rental dwelling unit in compliance, absent new or later-detected violations of the housing and property maintenance code, this article or

other applicable laws, rules or regulations, or a revocation of the permit pursuant to this article within that time, and the expiration date shall be shown on the permit.

- T. **SHORT-TERM RENTAL:** The rental of any rental unit for a term of less than thirty (30) consecutive days, but does not include the use of campgrounds, hotel rooms, transitional housing operated by a nonprofit entity, group homes such as nursing homes and adult-foster-care homes, hospitals, or housing provided by a substance-abuse rehabilitation clinic, mental-health facility, or other health-care related clinic. Housing units owned by a business entity and made available on a temporary basis to employees of that business entity or employees of a contractor working for that business entity are not short-term rental units. Registration, inspection and permit renewal for each short-term rental dwelling unit or a complex short-term rental dwelling unit shall be valid for one (1) year from the date of inspection.

Short-term rental dwelling units shall be classified as one of the following:

- 1. **Personal Short-term Rental:** A primary residence in which the owner or lessee occupies as his or her residence for a minimum of nine (9) months a year, who as the owner or lessee is hosting short-term transient guests for a limited number of times a year, or

- 2. **Business Short-term Rentals:** Any Short-term Rental which does not qualify as a Personal Short-term Rental.

- U. **SHORT-TERM RENTAL AGENT:** An individual designated to oversee a short-term rental of a dwelling who shall be authorized by an owner of a short-term rental dwelling to act as an agent, and to respond to calls from renters, concerned citizens, neighbors, and representatives of the Township. The short-term Rental Agent must reside or maintain a physical place of business and be able to be on-site within one (1) hour of the Rental Dwelling Units used for short-term rental. An owner who meets these criteria may be the short-term rental agent.

- V. **TENANT:** Any person other than a legal or equitable titleholder, occupying or possessing all or any part of a rental dwelling unit.

- W. **TOWNSHIP:** Oronoko Charter Township or its agent.

III. REGISTRATION

A. All owners of a rental dwelling unit shall register the rental dwelling unit with the Township as provided herein within ten (10) days after the date of acquiring ownership or control of a previously registered rental dwelling unit, or in the case of a newly constructed or converted rental dwelling unit, before the rental dwelling unit is occupied. The owner of a residential rental dwelling unit existing on the effective date of this Ordinance shall also comply with the provisions of this ordinance. Only one registration

need be filed for each complex that consists of multiple dwellings in a dedicated complex.

B. To register a rental dwelling unit, the owner shall provide and certify as true the following information on a form provided by the Township:

1. The name, address and telephone number of the owner and any agent for the owner, and in the case of a short-term rental dwelling unit, the name of the short-term rental agent and a phone number for the short-term rental agent. If the owner is other than a natural person the specific information shall be provided for all partners, if a partnership; all officers, if a corporation; or all managing members if a limited liability company.
2. The street address of the rental dwelling unit, along with other identification if more than one rental dwelling unit has the same street address.
3. The number of rental dwelling units in a single dwelling, or in a dedicated complex.
4. The number of bedrooms in each rental dwelling unit.
5. If the registration is for a short-term rental dwelling unit, the approximate number of days the owner intends to rent out the short-term rental dwelling unit.
6. If the registration is for a short-term rental dwelling unit, the number of off-street parking spaces provided for short-term rental use.
7. Such other information as requested by the Township relative to fulfilling the purpose and scope of the Ordinance as stated above.

C. An administrative (registration and inspection) fee as set forth by determination of the Township Board from time to time shall accompany each registration submitted.

D. An owner shall notify the Township in writing within thirty (30) days of any change in the information provided on the registration form. An owner of a short-term rental shall notify the Township in writing within ten (10) days of a change in the designated short-term rental agent or information relating to short-term rental agent.

IV. FAILURE TO COMPLY: INACCURATE OR INCOMPLETE REGISTRATION INFORMATION

A. It shall be a violation of this Ordinance for an owner to fail to comply with the provisions of this Ordinance. Occupancy of a rental dwelling unit shall be prohibited unless a current and valid rental dwelling unit permit has been issued for the subject rental dwelling unit.

B. It shall be a violation of this Ordinance for an owner to provide inaccurate information for the registration of a rental dwelling unit or to fail to provide information required by the Township for such registration. Incomplete registration forms may be rejected by the Township and upon discovery of false information (as determined by the Township) the permit issued may be revoked.

C. It shall be a violation of this Ordinance for an owner to fail to keep current information required by this Ordinance on file with the Township.

V. INSPECTION:

- A. Following receipt of a registration application, the Township shall inspect the rental dwelling unit to determine whether the rental dwelling unit is in compliance with the Township Property Maintenance Code, fire code, this ordinance and other applicable laws, regulations, codes and Ordinances in effect in Oronoko Charter Township.
- B. Upon filing of a registration application, it shall be the responsibility of owner to schedule and allow the Township inspection of the rental dwelling unit and the structure within which a rental dwelling unit is located. An inspection is required for the renewal of an existing permit; the owner shall schedule and allow that inspection no later than fifteen (15) days before the expiration of that permit. Inspections shall occur during the Township's regular business hours unless otherwise agreed to. All fees shall be paid prior to the inspection.
- C. If inspection reveals that the rental dwelling unit is not in compliance with codes and ordinances in effect in Oronoko Charter Township, the owner shall be provided with a written list of deficiencies before a permit is issued. If the Township determines that the deficiencies or violations do not render the rental dwelling unit uninhabitable, a provisional rental dwelling unit permit may be issued for the unit which shall state the length of time for which it shall remain valid.
- D. The Township may conduct additional inspections as it deems necessary upon reasonable notice to the owner or agent. Such inspections may occur by way of example and not limitation, when a complaint is filed with the Township or when the Township otherwise has a reasonable cause to believe that the rental dwelling unit is in violation of any Township code, ordinance or state law.
- E. For short-term rental unit transitions to a different tenant or lease, the short-term rental agent shall inspect the premises using a township-created checklist and shall ensure that all smoke detectors, lights in common areas and stairways, egress doors, windows, and railings are in a safe and working condition. Any defects discovered shall be promptly corrected; upon this inspection the owner or short-term rental agent shall sign and date the checklist and shall maintain it for Township inspection and copying upon request by the Township.

- F. If the Township becomes aware of a code violation, or other deficiencies or violations subsequent to the issuance of a permit, the Township shall notify the owner or rental agent and the deficiency or violation shall be corrected by the owner within the time determined by the Township, not to exceed seven (7) days from receipt of notice. This time may be extended at the discretion of the Township.

VI. PERMIT.

- A. Upon compliance with provisions as set forth herein and following inspection, the Township shall issue a permit for occupancy of the rental dwelling unit which shall be valid for a period of twenty-four (24) months from the date of issuance, except for business short-term rentals which permit shall be for twelve (12) months from date of issuance. A shorter term may be granted as stated in the provisional rental dwelling unit permit issued pursuant to Section V, C.
- B. A provisional rental dwelling unit permit may be issued without prior inspection for rental dwelling units existing and occupied as of the effective date of this Ordinance. Such provisional rental dwelling unit permit is to be issued to allow owners to continue to operate such rental dwelling units until such time as an inspection is made by the Township and the actual permit is issued to the owner.
- C. Not less than sixty (60) days prior to the expiration of a permit issued under this ordinance the Township shall send a notice by regular mail to the address provided by the owner or rental dwelling unit agent advising of the expiration of the permit, and that if owner intends to continue the rental dwelling unit use, the owner shall recertify the registration information on file with the Township. An inspection as set forth in section V above shall occur prior to issuance of a renewed permit.
- D. The following provisions shall apply to the permit:
1. There will be two (2) original copies of the permit—one will be given to the owner and the other will be on file at the Township.
 2. The permit shall state whether the rental dwelling unit is a short-term rental dwelling unit and the number and location of parking spaces for the short-term rental dwelling unit.
 3. No permit shall be issued unless the owner is current in payment of all taxes and obligations owed to the Township for that rental dwelling unit.
 4. The permit shall be available for review to the tenant upon request.
 5. The permit may be transferred to a new owner once the new owner files a registration which meets the requirements of this Ordinance. Upon transfer the permit shall remain valid for the balance of the initial term.

6. Compliance with all applicable zoning, construction, building, and property maintenance codes and ordinances of the Township shall be a condition of all permit issuance. A violation of any provision of such code or ordinance shall constitute a violation of this Ordinance.

VII. RENTAL DWELLING UNIT REQUIREMENTS and REGULATIONS

- A. No rental dwelling unit may be occupied unless the Township has issued a permit pursuant to the provisions of this ordinance.
- B. The permit shall state if the rental dwelling unit may be occupied as a short-term rental dwelling unit. A short-term rental dwelling unit permit shall be granted only when all of the requirements of this ordinance for rental dwelling units and requirements for short-term rental dwelling units are met.
- C. Upon request by a tenant or prospective tenant, the owner or agent shall provide tenant or prospective tenant with a copy of the permit for the rental dwelling unit issued by the Township.
- D. All rental dwelling units shall have: a) smoke detectors, b) a fire extinguisher, and c) a carbon monoxide detection device (where fossil fuel sources are used and/or there is an attached garage) installed and maintained in working order as required by the applicable building and fire codes in effect in the Township.
- E. The owner shall supply and be responsible for dumpsters or refuse containers for the rental dwelling unit. Containers shall be placed at the appropriate pickup location no earlier than 5:00 pm the day prior to pick up and shall be retrieved no later than 7:00 pm the day of pickup.

VIII. SHORT-TERM RENTAL DWELLING UNIT - REQUIREMENTS.

In addition to being subject to all of the provisions and requirements set forth in this ordinance, the following requirements shall apply to all short-term rental dwelling units:

- A. Each short-term rental dwelling unit shall have a land line telephone with free local calls which will appear at the 911 dispatch center.
- B. The street address of the short-term rental dwelling shall be posted (at the minimum) on the rental dwelling in at least 4" letters and on a green reflective address sign at the driveway entrance in order to assist occupants and emergency service personnel in the event of an emergency.
- C. The owner of a short-term rental dwelling unit shall designate a short-term rental dwelling unit agent who lives within ten (10) miles of the short-term rental dwelling unit. An owner may act as the short-term rental dwelling unit agent.

- D. No more than two (2) occupants eighteen (18) years of age or older per bedroom shall be allowed for overnight occupancy.
- E. An externally-facing notice shall be posted in a prominent first floor window of a short-term rental dwelling unit stating in at least sixteen (16) point type the name of the short-term rental agent, a 24 hour telephone number at which the short-term rental agent can be reached, and the maximum occupancy of the short-term rental dwelling unit as stated in the permit issued by the Township
- F. Each short-term rental dwelling unit shall have the proper number and location of parking spaces for occupants and guests according to Township Ordinances and as indicated in the permit issued by the Township.
- G. Advertising for each short-term rental shall be correct and reflect true information including the Township permit number.
- H. No fireworks shall be discharged on the premises of the short-term rental dwelling unit other than allowed by state law.
- I. The owner of a short-term rental dwelling units shall maintain personal injury insurance coverage for persons entering on premises in the amount of at least Fifty thousand dollars (\$50,000.00) per person per occurrence.
- J. The short-term rental agent shall be on-site within one hour of being requested by Township law enforcement regarding issues pertaining to the short-term rental dwelling unit.
- K. The owner shall provide to renters of short-term rental dwelling units a copy of “Oronoko Charter Township Good Neighbor Guideline Materials”.
- L. All short-term rental dwelling unit tenants shall observe quiet hours from 11 pm to 7 am during which no noise shall come from premises so as to cause a disturbance to neighboring properties.
- M. Each short-term rental dwelling unit shall have provided a trash container of at least twenty-five (25) gallons volume for each two occupants; it shall be the responsibility of the owner to arrange for trash and refuse removal one time per week during the short-term rental duration/lease.
- N. Short-term rental dwelling units are also regulated by provisions of the Oronoko Charter Township Zoning Ordinance and nothing in this ordinance shall be construed as excusing compliance with zoning requirements.
- O. In the event of a conflict between these provisions for short-term rental dwelling units and rental dwelling units in general, the provisions of this section for short-term rental dwelling units shall control.

- P. A short-term rental contract or agreement shall not be made to a tenant/lessee under twenty-five (25) years of age. The tenant/lessee must be present during the rental period.
- Q. A personal short-term rental shall also be subject to the additional following provisions:
1. May be rented up to six (6) times per twelve (12) month period for a total not to exceed thirty (30) days.
 2. A property owner may only register one (1) personal short-term rental.
 3. At registration, the owner must provide to the Township two (2) of the following: motor vehicle registration, driver's license, voter's registration or utility bill for the unit registered.
 4. A complex may not be registered as a personal short-term rental.
 5. The owner of a short-term rental shall authorize the Township to cross reference any information used on advertising platforms.
 6. The owner or agent shall maintain and have available upon request to the inspector a log showing self-inspection between each rental to ensure that the short-term rental unit is maintained to the conditions imposed by this Ordinance. (See Section V E).
- R. A business short-term rental shall also be subject to the additional following provisions:
1. May be rented any number of times per twelve (12) month period.
 2. A complex may register all dwelling units or a portion of the dwelling units as a business short-term rental.
 3. The owner or agent shall maintain and have available upon request to the inspector a log showing self-inspection between each rental to ensure that the short-term rental unit is maintained to the conditions imposed by this Ordinance. (See Section V E).

IX. PENALTIES and REMEDIES

- A. Any violations of this Ordinance falling within the jurisdiction of Oronoko Charter Township Property Maintenance Code may be addressed in accordance with the scope and administration of the Property Maintenance Code.
- B. Any person violating any provision of this Ordinance upon conviction or plea shall be guilty of a misdemeanor.
- C. Upon conviction or plea of a violation the Township may revoke the permit. If revocation of permit is imposed by the Township a notice of Intent to Revoke shall be provided to the owner or agent. The notice shall provide information as to the violation and that the Township intends to revoke the permit for the rental dwelling unit.

- D. Upon receipt of a notice of Intent to Revoke, the owner may request an appeal of the revocation action which appeal shall be addressed to the Oronoko Charter Township Zoning Board of Appeals pursuant to provisions in the Oronoko Charter Township Zoning Ordinance. If no appeal is filed by an owner, the permit issued for the rental dwelling unit shall be revoked fifteen (15) days from issuance.
- E. Following an appeal hearing at which any evidence may be presented and at which the owner may be represented by legal counsel or agent, the Zoning Board of Appeals may revoke the permit, dismiss the notice of intent to revoke, or take other action deemed fair and equitable regarding the permit. In reaching a determination as to action regarding the permit, the Zoning Board of Appeals shall make specific findings of fact as to allegations made by the Township.
- F. If a revocation of permit occurs or is ordered by the Zoning Board of Appeals, the property of which the permit has been issued shall not be eligible to reapply for a new rental dwelling unit permit for a period to be determined by the Zoning Board of Appeals, not exceeding twelve (12) months from date of revocation.

X. CONFLICT

In the event that a provision of this Ordinance conflicts with another Ordinance, the Ordinance that is more restrictive shall apply.

If any part or portion of this Ordinance is deemed invalid or unconstitutional, the remaining portions not so deemed shall remain in full force and effect.

XI. EFFECTIVE DATE

This Ordinance shall become effective seven (7) days after the date of its publication.

XII. ADOPTION

This Ordinance was adopted by the Oronoko Charter Township Board of Trustees, Berrien County, Michigan, at a regular meeting thereof, held on the 11th Day of June 2019.

MOTION TO ADOPT ORDINANCE:

Proposed by Board member: Treasurer Lawrence Schalk.
Supported by Board member: Trustee Don Damron.


Roll Call:

Ayes: Trustee Rich Albers, Trustee Robert Palmer, Treasurer Lawrence Schalk, Trustee Don Damron, Clerk Suzanne Renton, Supervisor Mike Hildebrand.
Nays: None.
Abstain: None.
Absent: Trustee Marc Kerlikowske.


ORDINANCE DECLARED ENACTED:

The foregoing Ordinance was enacted by the Oronoko Charter Township Board of Trustees, Berrien County, State of Michigan on the 11th day of June 2019 and approved by its Supervisor and Clerk on said date.

ORONOKO CHARTER TOWNSHIP

By: 
Michael Hildebrand, Supervisor

and

By: 
Suzanne Renton, Clerk

First Reading: May 14, 2019
Public Hearing: June 11, 2019
Publication of Notice: June 19, 2019



RENTAL REGISTRATION (SINGLE DWELLING/DUPLEX)

All owners of a rental dwelling shall register with Oronoko Charter Township. To register a rental dwelling the owner shall provide and certify as true the following information on this form. It shall be a violation of the Township's Rental Safety Verification Program for an owner to provide inaccurate information for the registration of a rental dwelling.

Owner's name: _____ Phone: _____

Owner's Address: _____ E-Mail: _____

State and Zip Code: _____

Are You the Sole Owner? Yes _____ No _____ (If no please list below the specific information for all other partners, officers, corporations, or members if an LLC.)

- _____

Rental Agent (see rental ordinance #101): _____

Contact Phone: _____ Emergency Contact Phone: _____

Street address of dwelling for the rental unit(s) _____

Number of bedrooms for each rental unit: _____

Number of Off-Street Parking Spaces available for the entire dwelling: _____

Is this entire rental dwelling a Short-Term Rental Dwelling (less than 30 days)? Yes _____ No _____

Only one of the units of the rental dwelling is a short-term rental unit. Yes _____ No _____

Individual short-term rental units of the rental dwelling unit will need to complete the declaration below for each unit being rented out as a short-term rental.

Owner's Declaration: (short-term rentals only)

- This Unit is: _____ A Personal Short-Term Rental _____ A Business Short-Term Rental
(See rental ordinance for information on qualifications for Personal or Business.)
- Number of days the short-term rental is expected to be rented out: _____ days.
- Owners of short-term rentals must list all advertising booking platforms used for this short-term rental.

- Oronoko Township is requiring that permit numbers be attached to all advertisements for this short-term rental.

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An owner of a rental dwelling shall notify the Township in writing within thirty (30) days of any change in the information provided on this registration form. An owner of a short-term rental dwelling shall notify the Township in writing within ten (10) days of a change in the information provided on this form.

Signature of Owner: _____ Date: _____

Printed Signature: _____

Rental Registration PIN# _____



RENTAL REGISTRATION (COMPLEX)

All owners of a rental dwelling complex shall register each rental dwelling complex with Oronoko Charter Township. To register a rental dwelling complex the owner shall provide and certify as true the following information on this form. It shall be a violation of the Township's Rental Safety Verification Program for an owner to provide inaccurate information for the registration of a rental dwelling complex.

Owner's name: _____ Phone: _____

Owner's Address: _____ E-Mail: _____

State and Zip Code: _____

Are You the Sole Owner? Yes _____ No _____ (If no please list below the specific information for all other partners, officers, corporations, or members if an LLC.)

- _____

Rental Agent (see rental ordinance #101): _____

Contact Phone: _____ Emergency Contact Phone: _____

Street Address of the rental dwelling complex: _____

How many individual rental dwelling units are at the above address? _____

Number of Off-Street Parking Spaces available for each rental dwelling unit: _____

If there are short-term rental dwelling units available in this rental dwelling complex:

- Number of days the short-term rental is expected to be rented out, _____ days.
- Number of bedrooms: _____
- Number of off-street parking spaces provided: _____
- Owners of short-term rentals must list all advertising booking platforms used for this short-term rental.

- Oronoko Township is requiring that permit numbers be attached to all advertisements for this short-term rental.

Please fill out separate registration forms for each short-term rental being registered.

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The owner has provided a blank copy of any current lease: Yes _____ No _____

An owner of a rental dwelling complex shall notify the Township in writing within thirty (30) days of any change in the information provided on this registration form. An owner of a short-term rental dwelling shall notify the Township in writing within ten (10) days of a change in the information provided on this form.

Signature of Owner: _____ Date: _____

Printed Signature: _____

Rental Registration PIN# _____



RENTAL SAFETY VERIFICATION PROGRAM FEES

A fee for the registration and inspection of each Rental Dwelling Unit is a requirement of the Oronoko Charter Township Rental Safety Verification Program. Fees may be adjusted periodically through review and vote of the Township Board.

BI-ANNUAL FEES: All rental dwelling units listed below are subject to bi-annual fees (every two years). The fee is \$100 per building plus \$20 for each Rental Dwelling Unit.

- Single Family Homes: \$100
- One Side of Duplex: $\$100 + \$20 = \$120$
- Both Sides of Duplex: $\$100 + \$20 + \$20 = \140
- Apartment Complex: $\$100 + (\$20 \times \# \text{ of Rental Dwelling Units}) = \underline{\hspace{2cm}}$

These fees apply to the following:

1. Single-family homes being rented by non-transient residents for more than 30 days.
2. Apartments or two-family dwellings within a single home being rented by non-transient residents for more than 30 days. Apartments and two-family dwellings are considered one (1) building for fee purposes only.
3. Apartment complexes within a single building being rented by non-transient residents for over 30 days. These complexes are considered one (1) building for fee purposes only.
4. Personal Short-Term Rentals – Owner lives in this dwelling for a minimum of nine (9) months a year, who as the owner or lessee is hosting short-term transient guests for less than 30 days per year.

ANNUAL FEES:

- Business Short-Term Rentals: \$300 per year

REINSPECTIONS: Fees for complaint inspections or required re-inspections for violations shall be at the rate of \$50.00 per re-inspection for each inspector.



RENTAL GOOD NEIGHBOR GUIDELINE

A Guide for Renters

Welcome to Berrien Springs, Oronoko Township. We hope you enjoy our beautiful community. During your visit, please remember that the Vacation Rental home where you are staying is close to other residential homes. Not everyone in the neighborhood is on vacation. To ensure a quiet and peaceful enjoyment of the neighborhood, we have established a "Good Neighbor Guideline." Please respect our residents by following these guidelines.

Noise

Be considerate and respect your neighbor's right to the quiet enjoyment of their home and property especially after 11:00pm. Quiet hours are from 11:00 p.m. to 7:00 a.m. Noise curfew violations may result in a fine.

Fireworks

The use of Fireworks is regulated in Oronoko Charter Township. Please refer to the summary of the Oronoko Charter Township Ordinance #75 as amended by Ordinance #103, which is attached.

Parking

Parking is limited to your vacation home's off-street parking availability. Please do not park on the side of the road. Contact your rental agent for complete requirements.

Pets

All pets are required to be on leashes whenever they are in un-fenced areas or on public streets. When walking your dog please pick up and dispose of their waste properly. Please do not allow your pets to trespass on neighboring property. Pets should not be allowed to make loud and frequent noise that will disturb the neighbors.

Events and Occupancy

Large events such as family reunions and weddings can have a negative impact on residential neighborhoods due to parking and noise. Please consider the neighbors in planning these events.

Failure to Comply

Failure to comply with the Good Neighbor Guideline may result in neighborhood property owners or residents notifying local law enforcement. This may result in a fine for the renter and/or owner.



Fireworks in Michigan



Legal Consumer Fireworks



Aerials



Reloadable Shell Device

Roman Candles



Missile Type
Rockets



Helicopter/
Aerial Spinners



Bottle Rockets/ Sky Rockets



Firecrackers



Single Tube
Device with
Report

Legal Low Impact Fireworks

Ground Based or Handheld Sparklers



Sparklers &
Sparkler Trees



Cylindrical



Cone

Sparkling Wheel Devices



Ground Sparkling Devices



Ball & Disk



Cylindrical



Square

Calif. Rocket



Smoke Devices



Cylindrical



Smoke Cone



Calif. Smoke Candle

May Not Have More Than 500g of Explosive Mixture.

Novelties



Snappers/ Drop Pops



Snakes



Party Poppers



Smoke Ball



Sparkling Devices

Novelties are not regulated in Michigan.

Questions Regarding Fireworks? www.michigan.gov/bfs



RENTAL QUESTIONS YOU MAY HAVE

For Owners

In order to aid our rental owners and agents, Oronoko Charter Township is providing you with this quick guide to answer some questions you may have in registering or operating your long-term or short-term rentals within the township.

Why does the township need a Rental Ordinance?

The National Fire Prevention Association statistics states that kitchen fires are the leading cause of home fires and injuries. Heating equipment is a second. Of reported fires:

- 27% occurred in a home environment during 2012 - 2016;
- 80% of fire deaths and 74% of all reported fire injuries were caused by home fires;
- 60% of fire deaths during 2012 - 2016 occurred in homes with no or with disabled smoke alarms.

This Rental Safety Verification Program (RSVP) is to reduce the chance of you and your renter becoming part of future statistics.

Who needs to register?

All owners of a long-term rental (a rental for more than 30 consecutive days) and a short-term rental (any rental rented for less than 30 consecutive days) need to register.

Why do I need to be registered?

The registration of rentals is an important safety minded step the township has initiated to address safety concerns that had been accumulating in the rentals within our community. By registering all rental units, the township will now be able to address those concerns with uniform guidelines.

How often do I have to register?

- Business short-term rentals will need to register and be inspected annually.
- All other rentals will need to register and be inspected Bi-Annually (every two years).

What will happen during an inspection?

Inspections will be safety oriented. Inspectors will not be looking at décor or finishes; however living conditions that may affect the safety of occupants will be considered. Inspectors may investigate permit history; certain adjustments for safety may be required. For short-term rentals, inspectors will need to review rental safety self-inspection logs required to be retained by owners or agents.

How much will this cost?

All fees are based on annual renewals for Business short-term rentals. All others are every two years. See "Rental Inspection Fees".



Rental Registration Number:		Date of Inspection:		Date of Last Inspection:		
Rental Type:	<input type="checkbox"/> Long Term	<input type="checkbox"/> Short Term	Inspection Type:	<input type="checkbox"/> Initial	<input type="checkbox"/> Renewal	<input type="checkbox"/> Re-inspection
A. Zoning Compliance		B. Building Code Compliance (**)		C. Fire Code Compliance (**)		
1. In a rental or short-term rental how many bedrooms:	_____	1. Window Fall Guard Protection: (<24" inside sill clearance & >6' drop outside window.) must meet ASTM F2090 Standard	<input type="checkbox"/> Yes <input type="checkbox"/> No	1. Operating Smoke Detectors in each bedroom and each floor common area (IFC 907.2) Less than 10 years that will not expire within next inspection period.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Number of Parking Spots Available: Does the available parking reflect the application form?	_____ <input type="checkbox"/> Yes <input type="checkbox"/> No	2. Railings for Stairways and Decks are in place and stable:	<input type="checkbox"/> Yes <input type="checkbox"/> No	2. Operating Carbon Monoxide Detector on each floor (Not required in rentals with all electrical appliances and detached garages) (IFC 1103.9) Less than 10 years that will not expire within next inspection period.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
3. If a short-term rental unit: does the unit have available for review an up to date self- inspection log?	<input type="checkbox"/> Yes <input type="checkbox"/> No	3. **Bedroom Egress (one escape or rescue opening in each room) (height ≥24", width ≥20") Window Wells with egress windows shall have an attached escape ladder if >44" from grade to base of well.	<input type="checkbox"/> Yes <input type="checkbox"/> No	3. Electrical Hazards Not Present: (Cover Plates intact, no open wiring junction boxes and Electrical Panels have ≥30" of working space free of obstructions or combustible and Extension Cords shall not be a substitute for permanent wiring. (IFC 605.5)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4. Permit for Occupancy: (Front Window Facing Address)	<input type="checkbox"/> Yes <input type="checkbox"/> No	4. Circuits in Electrical Panels are properly labeled:	<input type="checkbox"/> Yes <input type="checkbox"/> No	4. Furnaces, Water Heaters and heating devices are clear of any combustible materials:(at least 36") (IFC 315.3)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
5. Exterior maintained in a clean, safe and sanitary condition?	<input type="checkbox"/> Yes <input type="checkbox"/> No	5. Outdoor, Kitchen or Bathroom Outlets are GFCI Protected: (NEC 210.8)	<input type="checkbox"/> Yes <input type="checkbox"/> No	5. Address is prominently displayed at the road front with ≥4" Numbers: (IFC 505.1)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6. Interior maintained in a clean, safe and sanitary condition?	<input type="checkbox"/> Yes <input type="checkbox"/> No	6. Does the bathroom have ventilation either by openable window or by mechanical ventilation?	<input type="checkbox"/> Yes <input type="checkbox"/> No	6. Exits are maintained free of obstructions including ice and snow at all times. (IFC 1031)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7. If a short-term unit: does the unit exceed the number of occupant's per-bedroom?	<input type="checkbox"/> Yes <input type="checkbox"/> No	7. Appliances are properly vented and vents are not obstructed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	7. Charcoal burners and other open flame cooking devices are not being operated on combustible balconies or within 10 feet of combustible construction (IFC 308.1.4)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
8. Good Neighbor Guideline Available for Renters:	<input type="checkbox"/> Yes <input type="checkbox"/> No	8. Any Other Violation _____	<input type="checkbox"/> Yes <input type="checkbox"/> No	8. Holes in walls, ceilings and doors. (Must be repaired to maintain fire rating) (IFC 605.5)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
				9. Basements shall be free of flammable liquid storage and attached Garages are limited to 10 gallons outside of approved storage cabinets. (IFC 5704)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
				10. Portable Unvented Fuel Fire Heating is not being used?(IFC 603.4)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
				11. Operational/Accessible Fire Extinguisher within 30 feet of commercial cooking equipment and or where flammable/combustible liquids are stored except in one and two family homes (IFC 906)?	<input type="checkbox"/> Yes <input type="checkbox"/> No	



****Units that Oronoko Charter Township has records of building permit/occupancy need to at a minimum comply with the code in place at the time the permit was issued.**

****Units that Oronoko Charter Township DOES NOT HAVE records of building permit/occupancy need to at a minimum comply with the current code.**

Comments:

*****Order to Correct:**

*****Notice Violation:**

***** Whenever a notice of violation or an order to correct and repair is cited and the owner has refused to comply, the inspectors are hereby instructed to request the proper authority as designated in chapter IX (Penalties and Remedies of the Township Rental Ordinance) to be notified.**

Inspected By: (Print)		Inspected By: (Signature)	
Inspected By: (Print)		Inspected By: (Signature)	
Report Received By: (Agent / Owner) ****		E-Mail Address:	

****** If the Agent / Owner is refusing to sign or is not available indicate the refusal or unavailability.**
Not available: Yes No **Refusing to sign:** Yes No

- Compliance with the above requirements shall be effective immediately.** A re-inspection shall be conducted on/or after seven (7) days from the receipt of notice to verify compliance.
- You are hereby notified to remedy the conditions as stated above immediately.** After the conditions have been corrected, mail a copy of the notice within ____ days including a signature certifying completion

I CERTIFY THAT THE VIOLATIONS OR ORDERS TO CORRECT SPECIFIED ABOVE HAVE BEEN CORRECTED

SIGNATURE: Agent/Owner		DATE:	
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