
ARTICLE XII. - RENTAL PROPERTY REGISTRATION

Sec. 7-160. Definitions.

As used in this article, the following terms shall have the following meanings respectively ascribed to them in this section:

Certificate of compliance means a certificate issued by the building department which certifies compliance with the provisions of the codes and ordinances of the city for each rental dwelling and rental unit. A certificate of compliance shall be valid for one year from the date of registration unless the property is sold or transferred. A new inspection and a new certificate of compliance shall be required each year and prior to the sale or transfer of a rental dwelling or a rental unit.

Immediate family member means a spouse, parent, child, or sibling.

Lease means any written or oral agreement that sets forth any and all conditions concerning the use and occupancy of rental dwellings or rental units.

New rental dwelling means any structure, building or other facility promised and/or leased to a residential tenant or tenants for use as a home, residence or sleeping unit that has never been occupied as such and is not owner occupied. This definition includes, but is not limited to, one- and two-family dwellings, multiple dwellings, apartment units, boarding houses, rooming houses, hotels, motels and flats.

Notice of violation means a notice issued to the owner or responsible local agent stating that there has been a violation of a provision of this article or any other applicable codes, ordinances, rules or regulations concerning said premises. Service of violation notices, other notices, and tickets shall be by first class mail to the address as furnished under section 7-162.

Occupant includes all tenants, lessees, and persons residing within a rental dwelling or rental unit.

Owner means any person, agent, firm or corporation having a legal or equitable interest in the premises.

Owner occupied means the actual owner of record, surviving spouse, parent, child, or sibling.

Premises means any lot or piece of land inclusive of the rental dwelling or rental unit.

Rental dwelling means any structure, building or other facility promised and/or leased to a residential tenant or tenants for use as a home, residence or sleeping unit and is not owner occupied. This definition includes, but is not limited to ~~without limitation~~ one and two-family dwellings, multiple dwellings, apartment units, boarding houses, rooming houses, hotels, motels, ~~and~~ flats, ~~and~~ mobile homes.

Rental unit means any one area, room, structure, flat, apartment, or facility of a rental dwelling that is being leased or rented to a tenant, group of tenants, or family under one lease and is not owner occupied.