

**CHARTER TOWNSHIP OF WEST BLOOMFIELD
ORDINANCE NO. C-746-A**

AN ORDINANCE TO AMEND CHAPTER 8 OF THE CODE OF ORDINANCES, BUILDINGS AND BUILDING REGULATIONS, ARTICLE XVII, RESIDENTIAL RENTAL DWELLING UNIT REGISTRATION, MAINTENANCE AND INSPECTION, SECTIONS 8-410, 8-411, AND 8-412.

THE CHARTER TOWNSHIP OF WEST BLOOMFIELD ORDAINS:

Section 1 of Ordinance

Chapter 8, Article XVII, Section 8-410, Purpose, Section 8-411, Scope, and Section 8-412, Definitions, of the Charter Township of West Bloomfield Code of Ordinances shall be amended to read as follows:

Sec. 8-410. - Purpose.

(a) The purpose of this article is to protect the health, safety and welfare of township residents and citizens by promoting and maintaining healthy, safe, and sanitary conditions in residential rental dwelling units located in one-family and multiple family dwelling units within t the township, recognizing the importance of such to the persons who do or may reside therein.

(b) The township recognizes a compelling interest in establishing standards for the maintenance of sanitary and safe residential rental dwelling units within the township which will provide, enhance, and promote the continued maintenance of healthy, safe, sanitary, and quality living conditions for occupants and neighbors; the maintenance of property values of nearby properties; and the reduction and elimination of blight and other deleterious factors affecting neighborhoods and the quality of life within the township.

(c) In order to protect the public health, safety, and welfare of the community and to preserve the residential character of township residential neighborhoods, the township finds it necessary to distinguish between residential rental of dwelling units which is for a period of thirty (30) days or more and commercial short term rental of dwelling units for a period less than thirty (30) days for transient guest rental.

(d) The township finds that the transient nature of short term rentals leads to neighborhood complaints of excessive noise, disorderly conduct, traffic, and parking issues that are recognized as having serious deleterious effects upon one-family and multiple-family neighborhood areas, as well as the community as a whole. As such, this ordinance is not intended, and does not permit short term rentals of dwelling units in one-family and multiple family dwelling units within the township.

Sec. 8-411. - Scope.

(a) The provisions of this article shall apply to the residential rental of any one-family or multiple-family residential dwelling unit or part thereof, which is occupied or is offered for occupancy by persons other than the owner pursuant to any oral or written rental or lease agreement or arrangement for a period of thirty (30) days or more.

(b) The rental of any one-family or multiple-family residential dwelling unit or part thereof, which is occupied or is offered for occupancy by persons other than the owner pursuant to any oral or written rental agreement, lease agreement, or other arrangement for a period less than thirty (30) days, also known as a short term rental, is considered a commercial use, and is not permitted under this Article.

Sec. 8-412. - Definitions.

For purposes of this article, the following words and phrases have the meanings indicated:

Building means a structure with a roof supported by columns or walls to serve as a shelter or enclosure.

Certificate of compliance means a certificate issued by the community development director which certifies compliance with this article and other applicable codes and township ordinances and indicates the date of such certification.

Code official means a township building inspector, code enforcement officer, the community development department director and other township employees designated and legally authorized by that director or township supervisor to administer and enforce this article.

Dwelling unit means a building, or one (1) or more rooms in a building, or a portion thereof, that provides independent living areas and facilities for one (1) or more persons. A dwelling unit includes individual apartments, rooms in boarding houses, detached and attached single-family dwellings, attached and detached condominium units, and each dwelling in a two-family or multiple-family building.

Inspection guidelines means the guidelines to be used by the code official in conducting inspections under this article, setting forth the minimum requirements for residential rental units.

Lease means a written or oral agreement or other arrangement for the use and occupancy of a residential rental unit by one (1) or more persons that are not an owner.

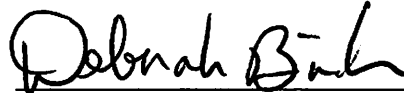
Multiple-family building means a building containing more than one (1) dwelling unit.

Occupants means tenants, lessees and/or persons residing in or occupying a residential rental unit.

meeting held on the 8th day of July, 2019, the original of which is on file in the Office of the Township Clerk.

I affix my official signature/seal this 9th day of July, 2019.

By:



Deborah Binder, Clerk

EMERGENCY ADOPTION: July 8, 2019
PUBLISHED: July 17, 2019
EFFECTIVE: July 17, 2019