

NEW ALEXANDRIA BOROUGH
WESTMORELAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 0164

AN ORDINANCE OF THE BOROUGH OF NEW ALEXANDRIA, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA AMENDING ORDINANCE NO. 30.02 OF THE CODE OF ORDINANCES OF THE BOROUGH OF NEW ALEXANDRIA, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA THAT SETS FORTH REPORTING REQUIREMENTS OF LESSORS OF REAL ESTATE LOCATED WITHIN THE BOROUGH OF NEW ALEXANDRIA.

SECTION ONE.

A. A **LESSOR** is defined for the purpose of this section as any person or persons, partnership, joint venture, corporation, or any other organization or entity who leases or otherwise permits the use of his or her real estate or portions of real estate for a consideration, monetary or otherwise.

B. A **LESSEE** is defined, for the purposes of this section, as a person or persons, partnership, joint venture, corporation, or any other organization or entity who leases rents, occupies, or uses a Lessor's real estate or portions of real estate owned by or in control of the lessor in exchange for the giving of any type of consideration.

SECTION TWO.

A Lessor shall file Occupancy Reports with the Borough Wage Tax Collector and the Secretary of the Borough:

1. On or before January 31st, of each year; and
2. Within 30 days after a new or additional person or persons, partnership, joint venture, corporation or any other organization or entity leases, rents, occupies, or uses all or a portion of a real estate owned by or in control of the lessor.
3. For all residential leases, where the Lessee is over 18 years of age, Lessor shall include on the Occupancy Report the name and address of each residential lessee.

SECTION THREE.

A. If no new or additional person or persons, partnership, joint venture, corporation or any other organization or entity has leased, rented or occupied all or a portion of the real estate owned by or in control of the Lessor, since the filing of the

most recent Occupancy Report, then annually on or before January 31st of each year the Lessor shall file a certification to that effect with the Borough Wage Tax Collector and the Secretary of the Borough on forms available at the office of the Borough Wage Tax Collector and the Borough Secretary.

SECTION FOUR.

A. An Occupancy Report shall contain the following information:

1. The names, addresses and telephone numbers of all person or persons, partnership, joint venture, corporation or any other organization or entity having a right to occupy and use the real estate owned by or in control of the Lessor; and,

2. The name, address and telephone number of the Lessor.

SECTION FIVE.

A. Any person who shall violate or fail, neglect or refuse to comply with any provision of this Ordinance shall, upon conviction of a summary offense by a District Justice, be fined not less than \$300.00 and no more than \$1,000.00 for each offense, shall be ordered to pay the Borough any losses incurred by the Borough, together with the cost of this action and in default of payment thereof, be committed to the county prison for a period not exceeding thirty (30) days. Each day that the violation continues shall be a separate offense, together with cost of this action.

SECTION SIX.

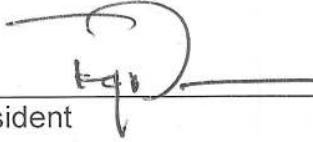
A. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Borough of New Alexandria that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not be included herein.

SECTION SEVEN.

A. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

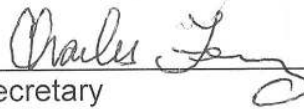
This Ordinance shall become effective within fourteen days from the date of adoption.

ADOPTED AND ENACTED by the Council of the Borough of New Alexandria,
County of Westmoreland, Commonwealth of Pennsylvania, on the 11th day of
November, 2020.




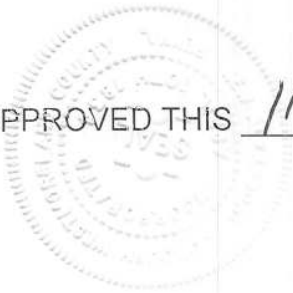
President

ATTEST 



Secretary

APPROVED THIS 11th DAY OF November, 2020.



Mayor

I, Chuck Ferry, hereby attest that the attached Proposed Ordinance of the Borough of New Alexandria, Westmoreland County, Pennsylvania is a true and correct copy of the Proposed Ordinance amending Ordinance No. 30.02 of the Code of Ordinances of the Borough of New Alexandria, County of Westmoreland, Commonwealth of Pennsylvania that will be considered at the regularly scheduled Borough Meeting of November 11, 2020 at 7:00 p.m.



Chuck Ferry,
Borough of New Alexandria, Secretary

