

**CARROLLTON TOWNSHIP
SAGINAW COUNTY, MICHIGAN**

ORDINANCE NO. 2017-08

The Board of Trustees of Carrollton Township, Saginaw County, Michigan ordains that the Carrollton Township Code of Ordinances be amended as follows:

SECTION I: PURPOSE.

CHAPTER 14, BUILDINGS AND BUILDING REGULATIONS, ARTICLE V. NON-OWNER OCCUPIED HOUSING BUSINESS LICENSE, AMENDING SEC. 14-117, 14-118, AND 14-120 AND ADDING SEC. 14-125 OF THE CARROLLTON TOWNSHIP CODE OF ORDINANCES is hereby created to read as follows:

Sec. 14-117. – Definitions.

Inspector means a licensed builder, certified home inspector, or other qualified person trained in the inspection of residential dwellings who is retained by the owner or authorized agent, at their expense, to perform the required inspection of the residential rental property to determine compliance with the building code, property maintenance code, and any other applicable ordinances.

Sec. 14-118. – Non-owner occupied housing business license required.

- (4) The premises shall be inspected and certified for occupancy by an inspector retained by the owner or local agent. The inspector shall submit a report to the licensing agent.
- (5) The residential rental property shall not be occupied unless approved by the township.

Sec. 14-120. – Non-owner occupied housing business license application.

- (6) Inspection report of inspector certifying the residential rental property for occupancy.

Sec. 14-125. – Inspections – Right of Entry.

- (1) All buildings or structures and properties containing such buildings or structures within the scope of this ordinance and all construction or work for which a permit is required shall be subject to inspection by the township, in accordance with and in the manner provided by this ordinance, the building code, the plumbing code, the mechanical code, the electrical code, and the general code of the township. Further, the township reserves the right to inspect buildings and structures within the scope of this ordinance on a periodic basis due to complaints, registration/license requirement, or other reasons as permitted

by law.

- (2) Whenever it is necessary to make an inspection to enforce any of the provisions of this ordinance, or whenever the township has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes the building or premises unsafe, dangerous, or hazardous, the township may enter the building or premises at all reasonable times to inspect them or to act to enforce this ordinance. If the building or premises is occupied, the township shall first present proper credentials and request entry. If the building or premises is unoccupied, the township shall first make a reasonable effort to locate the owner or authorized agent having charge or control of the building or premises and request entry.
- (3) When the township has requested entry as provided above, no owner, authorized agent, or occupant or any other persons have charge, care, or control of any building or premises, shall fail or neglect to promptly permit entry therein by the township for the purpose of inspection pursuant to this ordinance. If entry is then refused, the township shall have recourse to every remedy provided by law to enforce this ordinance.

SECTION II: REPEAL AND SAVINGS CLAUSE

All other ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed.

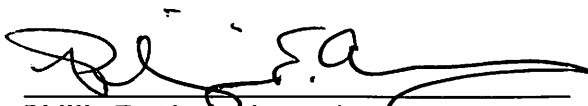
SECTION III: PUBLICATION

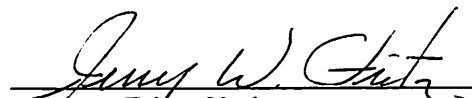
This Ordinance shall be published in a newspaper circulated within the Township of Carrollton within ten (10) days following the adoption thereof.

SECTION IV: EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days after publication.

Adopted: December 11, 2017
Published: December 15, 2017
Effective: January 15, 2018

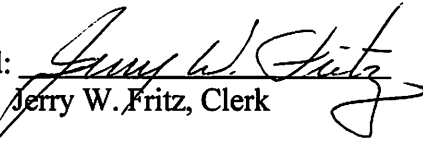

Phillip E. Abney, Supervisor


Jerry W. Fritz, Clerk

CERTIFICATION

STATE OF MICHIGAN
COUNTY OF SAGINAW

I, Jerry W. Fritz, the duly elected Clerk of Carrollton Township, do hereby declare that the foregoing is a complete and true copy of Ordinance No. 2017-08, which was adopted at a regular meeting of the Carrollton Township Board held December 11, 2017, the original of which proceedings is on file in my office. Public notice of said meeting was given to and in compliance with Act 267, Public acts of Michigan, 1976.

Signed: 
Jerry W. Fritz, Clerk

Date: December 11, 2017