

**CHARTER TOWNSHIP OF HIGHLAND
RENTAL CERTIFICATION ORDINANCE
ORDINANCE NO. 469**

An Ordinance to amend Chapter 7 of the Highland Charter Township Code to add a new Article V, Rental Certification Ordinance, defining, requiring, and providing for the registration, inspection, and certification of residential rental housing in the Township, and to provide enforcement and appeal procedures, and penalties for violations of this Ordinance.

THE CHARTER TOWNSHIP OF HIGHLAND ORDAINS:

Section 1 of Ordinance

The Highland Charter Township Code is amended by adding a new Article V, Rental Certification Ordinance, consisting of Sections 7-100 through 7-122, in Chapter 7, Buildings and Building Regulations, to read as follows:

ARTICLE V RENTAL CERTIFICATION ORDINANCE

Sec. 7-100. Short title.

This Article shall be known and cited as the "Rental Certification Ordinance."

Sec. 7-101. Purpose.

The Charter Township of Highland recognizes the importance to the general health, safety and welfare of all of its citizens including its citizens who rent residential rental buildings. The Charter Township of Highland therefore also recognizes a compelling interest in establishing standards for the maintenance of sanitary and safe residential rental buildings and residential rental units in the Township. This ordinance is designed to promote the continued maintenance of quality and safe rental properties and to enhance and maintain property value of all properties, and to reduce the causes of blight and other deleterious factors affecting neighborhoods. This Ordinance is designated as "interim" for the reason that a comprehensive update of the Code of Ordinances will be adopted in the near future.

Sec. 7-102. Definitions.

When used in this Article, the following words, terms, and phrases shall have the meanings indicated.

Certification - A certificate issued by the Charter Township of Highland which certifies compliance with this ordinance and the date of such certification.

Housing and building codes - The Fire Prevention Code adopted in Article II of Chapter 7 of this Code, the State Construction Code described in Article III of this Chapter, the Property Maintenance Code adopted in Article V of this Chapter, the Housing Law of Michigan, MCL 125.401 - MCL 125.543, as related to multiple dwellings, and any other standards of construction and maintenance for residential property in general and residential rental property in particular, as may be adopted in another Article of this Chapter.

Inspection guidelines - The Minimum Standards for Rental Housing as adopted by a Township Board resolution and based on the housing and building codes to be used by the Township Official in conducting inspections and setting forth the minimum requirements for residential rental units under this Article.

Local agent - The responsible local agent for a residential rental building or unit as described in Section 7-104.

Lease - Any written or oral agreement by or on behalf of an owner that allows the use and occupancy of property by one or more persons.

Manager - A person that actively operates or manages a residential rental building for the owner.

Mobile home - A structure that is transportable in 1 or more sections, built on a chassis, and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.

Multiple dwelling - A residential rental building containing more than two (2) residential rental units.

Occupants - Tenants, lessees and/or other persons lawfully residing in a residential rental building or residential rental unit.

Owner - Any person having a legal or equitable interest in a residential rental building or a residential rental unit.

Premises - Any zoning lot or parcel of land that includes a residential rental building or a residential rental unit.

Rent - Shall include let, lease, barter, or any other arrangement whereby one person pays or provides, or agrees to pay or provide, money or other consideration to another in exchange for the right to use and occupy property for any period of time.

Residential rental building - Any building or mobile home that contains one or more residential rental units.

Residential rental unit - Any apartment, room, dwelling unit, house, condominium unit, or portion thereof that is used, offered, or made available for use and for which there is rent or a lease. This definition includes one and two-family dwellings, multiple and multi-family dwellings, apartment units, and flats. This definition does not include hotels and motels as defined by the Township Zoning Ordinance and licensed and inspected by the State of Michigan. Nor does this definition apply to owner-occupied single-family homes where the owner, through a vacation home exchange program, or an occasional seasonal rental, vacates the home entirely and permits an exchange or seasonal rental family to occupy the premises on a short-term stay.

Tenant - An individual person that is a party to a lease with or for an owner, that allows the tenant to use and occupy property.

Township Official - The Township Fire Marshall for purposes of the administration and enforcement of this Article, including registration, recordkeeping, certifications, inspections, determinations, declarations, notifications, and other administrative and enforcement actions, the Township Building Official and Ordinance Enforcement Officer for housing and building codes administered and enforced by them, and as provided in the definition of Officer in Section 1-2, Township employees authorized by one of those officials to perform an act of that official.

To secure - As used in this ordinance, "to secure" shall mean to board up all windows and doors in accordance with the Property Maintenance Code adopted in Section 7-29 of this Chapter, thereby making the premises inaccessible by anyone other than the owner or Township inspection personnel.

Sec. 7-103. Registration required.

The owner of a residential rental building shall register that building and each residential rental unit contained within that building with the Township Official and shall designate a responsible local agent as provided in Section 7-104 for each residential rental unit to be responsible for providing access to such premises for inspections under this Article. A "certification" shall not be issued unless an applicant complies with the registration provisions of this ordinance.

Sec. 7-104. Responsible local agent.

The responsible local agent shall be an individual person residing in the State of Michigan who, subject to the rights of occupants, can and shall provide access to the residential rental unit for a Township inspection upon 24 hours verbal, written, or email notice. The responsible local agent may also be designated by the owner as legally responsible for operating and maintaining such premises. The owner may act as the responsible local agent if the owner can and does provide access within the time allowed. All official notices of the Township shall be issued to any designated responsible local agent, and if that agent has been designated by the owner as responsible for operating and maintaining the premises, any notice so issued shall be deemed to have been issued upon the owner or owners of record.

Sec. 7-105. Period for registration of residential rental buildings.

Residential rental buildings required to be registered pursuant to this Article shall comply with the following provisions:

- (a) All newly constructed residential rental buildings shall be registered prior to the issuance of the certificate of occupancy by the Township;
- (b) A residential rental building which is sold, transferred, or conveyed shall be re-registered by the new owner within 30 days of the date of the deed, land contract, or other instrument of conveyance;

- (c) All existing non-rental dwellings which are converted to residential rental buildings shall be registered, inspected, and certified prior to the date on which the property is first occupied for rental purposes.
- (d) Multiple dwellings shall be registered within 60 days of any residential rental unit being offered for rent.

Sec. 7-106. Registration forms and fee.

- (a) Applications for registration shall be made in such form and in accordance with such instructions as may be provided by the Township Official and shall include at least the following information:
 - (1) The name, address, telephone number and any email address of the applicant.
 - (2) The names, addresses, telephone numbers, and any email addresses of all owners of the residential rental building.
 - (3) The name, local address, telephone number, and any email address of the responsible local agent.
 - (4) The number of residential rental buildings at each site, the number of residential rental units in each residential rental building, and the address and number of occupants in each residential rental unit.
 - (5) If the owner is not serving as the responsible local agent, an authorization appointing a responsible local agent signed by both the owner and the responsible local agent that indicates if the agent is legally responsible for operating and maintaining the premises.
- (b) A registration fee for each residential rental unit within a residential rental building shall be paid at the time of registration. No post office boxes will be accepted as a legal address for a person for purposes of notices under this Article unless a home address for that person is also provided. Upon registration, the Township Official shall inform applicants of certification requirements. The fee for each registration shall be as established by resolution of the Township Board, as amended. The owner shall be responsible for notifying the Township Official of any change of address of either the owner or the responsible local agent.

Sec. 7-107. Registration term and renewal.

Registration shall be made prior to the use or occupancy of all or any part of a building or structure as a residential rental building or residential rental unit except as otherwise provided by this Article. The term of the registration shall be valid as long as ownership remains unchanged.

Sec. 7-108. Transfer of ownership.

It shall be unlawful for the owner of any residential rental building or residential rental unit who has received a notice of violation of any code or ordinance of the Township (including notices that the number of residential rental units exceeds that permitted by the Township Zoning Ordinance) to transfer, convey, lease or sell (including by land contract) an ownership and/or other interest in the building or unit in any way to another, unless such owner shall have first furnished to the

grantee, lessee, vendee, or transferee a copy of any notice of violation and shall have furnished to the Township Official a signed and notarized statement from the grantee, vendee, lessee, or transferee acknowledging the receipt of such notice of violation and acknowledging legal responsibility for correction of the violation.

Sec. 7-109. Certification required.

- (a) No person shall lease, rent or cause to be occupied a residential rental building or residential rental unit unless there is a valid certification issued by the Township Official in the name of the owner and issued for the specific residential rental building and each residential rental dwelling unit. The certificate shall be issued after an inspection by the Township Official which may include building, mechanical, property maintenance, electrical, plumbing, and fire safety inspections to determine that each rental building and rental dwelling unit complies with the housing and building codes. Such inspections shall commence after the effective date of this ordinance and shall continue until all residential rental buildings and all residential rental units in the Township have been inspected. A certification may be issued for a maximum period not to exceed four (4) year certificate.
- (b) The Township Official will issue a certification valid for those years upon determining during the inspection that:
 - (1) Any deficiencies discovered during previous inspections of the rental unit have been corrected; and,
 - (2) There are no major violations of the inspection guidelines for rental dwellings (major violations are those violations which create a risk to the health, safety or welfare of occupants).However, a residential rental unit located in a multi-family residential rental building will receive certification only if all other occupied residential rental units within the residential rental building have a valid certification or are also entitled to receive a certification.
- (c) If a residential rental unit does not satisfy the criteria set forth in subsection (b), the Township Official will not issue a certification.
- (d) Notwithstanding the language in subsection (c) and subject to subsection (e), the Township Official shall have the discretion to waive compliance with the criteria set forth in subsection (b) upon determining:
 - (1) A waiver of such criteria will not endanger the health, safety or welfare of occupants; and
 - (2) The owner of the rental unit has demonstrated a history of compliance with the Township's inspection guidelines for residential rental buildings and units.
- (e) Certifications for multiple dwellings shall be subject to the certificate of compliance provisions of the Housing Law of Michigan, MCL 125.529 – MCL 125.531

Sec. 7-110. Applicability to existing residential rental buildings.

- (a) This ordinance applies to all residential rental buildings and residential rental dwelling units within the Township existing on the effective date of this ordinance and to those subsequently constructed or created. For residential rental buildings and residential rental dwelling units existing on the effective date of this ordinance which have been registered in accordance with the provisions of this ordinance, the prohibitions against leasing, renting and occupying contained in Section 7-108 and Section 7-109 shall be inapplicable to such dwellings or units until 60 days after the Township Official's initial inspections of such buildings or dwellings units. This will permit the owner time to make necessary repairs and obtain a certification while maintaining occupancy of the rental unit; provided, however, that if the defects which must be corrected pose an imminent threat to the health, safety and welfare of the occupants, the Township Official shall commence procedures to vacate the dwelling and Section 7-109 prohibiting occupancy shall be immediately applicable.
- (b) Any residential rental building which is a new construction or renovation which required a comprehensive inspection comparable to an inspection under Section 7-109(a), and which is issued a certificate of occupancy pursuant to an inspection after the effective date of this ordinance will also be issued a certification simultaneous with the certificate of occupancy and an inspection fee pursuant to Section 7-112 shall not then be required. Residential rental buildings which are new constructions shall comply with registration requirement pursuant to Section 7-105.

Sec. 7-111. Inspections.

- (a) The Township Official shall inspect residential rental buildings and residential rental units on a periodic basis pursuant to this Article or under any of the following circumstances:
 - (1) Upon receipt of a complaint from an owner or occupant that the premises are in violation of this Article.
 - (2) Upon receipt of a report or a referral from a police or other public agency or department, or any individual indicating that the premises are in violation of this Article and which is based on the personal knowledge of the person making the report.
 - (3) If an exterior survey of the premises gives the Township Official probable cause to believe that the premises are in violation of this Article.
 - (4) Upon receipt of information by the Township Official that a rental unit is not registered with the Township as required by this Article.
 - (5) As required for issuance or renewal of certification, with the period of time between inspections of multiple dwellings to be no longer than four (4) years. Inspections under subsections (1) and (2) where the complaint identifies a child under 18 years of age as residing in the residential rental unit shall be performed before inspection of any nonemergency complaint.
- (b) In order to provide for the scheduling of inspections, the owner or local agent of registered residential rental buildings is sent a reminder notice regarding the need to schedule an inspection for the renewal of the certification, which shall include notice of the responsibilities under subsection (e). Owners of newly registered units must call to

schedule their own inspections. If the owner or agent does not respond to the reminder notice, the following will take place:

- (1) The Township Official shall notify the owner or local agent of a residential rental building of the date and time such building is to be inspected which shall be at least 14 days after the date of the notice. Such notice maybe personally delivered or maybe sent by first-class mail.
- (2) The notice shall require the owner or local agent to either:
 - (i) Appear at the date and time scheduled for the inspection; or
 - (ii) Object in writing within ten days of the mailing of the aforementioned notice and:
 - a. Schedule an alternative date for the appointment within thirty (30) days from the date identified in the initial notice; or
 - b. Direct the Township Official to contact the tenant of the residential rental unit directly to schedule the inspection and provide all tenant names, the address and telephone numbers.
- (3) If an owner, local agent or occupant subsequently learns he or she will not be present for a scheduled appointment, the individual must provide the Township Official with at least 24 hours advance notice and must re-schedule an inspection date within 30 days from the scheduled appointment. Unless a right to deny access exists and has been exercised by a tenant under Section 7-111(c), failure to appear for a scheduled appointment without providing the aforementioned notice shall be a violation of this paragraph and a civil infraction. Failure to appear for a scheduled second inspection date shall be a violation of this paragraph and a civil infraction.

(c) Unless a tenant has made a complaint to the Township regarding the condition of a residential rental unit, or the lease for that unit authorizes its inspection, all tenants of a residential rental unit may deny access for a rental inspection by completing and submitting an "Access Denied" form to the Township Official within ten (10) days of the notice described in subsection (b)(3). The Access Denied form shall be provided by the Township Official and shall describe the purpose of the requested inspection and contain a statement that by signing and submitting it each tenant assumes all risks of injury and damage from conditions that may not comply with the housing and building codes. If that is done, the residential rental unit shall not be inspected without a tenant's subsequent consent or pursuant to an administrative search warrant. A consent to inspection by one tenant shall be binding on any other tenants of a residential rental unit. If a tenant is not present during an inspection, the Township Official may rely on the owner's representation that a tenant has consented to the inspection. If no such consent or administrative search warrant is obtained the following procedures shall apply and be followed:

- (1) The Certification will be pulled, and the unit will be placed in an inactive file with a recheck scheduled for one year's time.
- (2) In the event that the unit becomes vacant, it is the property owner's responsibility to schedule an inspection and to obtain certification prior to allowing occupancy.
- (3) Failure of the owner to arrange for an inspection once the unit becomes vacant is a violation punishable as a civil infraction.
- (4) An owner allowing occupancy of a unit without a valid certification after a vacancy is a violation and punishable as a separate civil infraction.

- (d) During the inspection, the Township Official shall note any violations of the housing and building codes and give written notice of any such violations to the owner or local agent. The owner or local agent shall correct all violations within the time set forth in the notice. A reasonable time for correcting violations shall be determined by the Township Official in light of the nature of the violations and all relevant circumstances but shall not exceed 60 days. Upon written request of the person responsible for correcting violations, the Township Official may extend the time for correcting violations upon determining such extension is appropriate under all relevant circumstances, but not to exceed an additional 60 days.
- (e) For multiple dwellings, Owners or the responsible local agent shall:
 - (1) Provide access to the residential rental unit to be inspected if the owner's lease with the tenant provides the owner with the right of entry.
 - (2) Provide access to areas of the residential rental building other than an individual residential rental unit.
 - (3) Notify the tenants of a residential rental unit of the Township Official's request to inspect the unit, make a good-faith effort to obtain permission for and arrange the inspection, and notify the Township Official within ten (10) days of the residential rental unit being vacated by the tenants.
 - (4) Provide access to a residential rental unit if a tenant of that unit has made a complaint to the Township Official regarding the condition of that unit.
- (f) For each mobile home residential rental building or unit, the period between inspections shall not be less than three (3) years unless the Township Official is responding to a complaint from a tenant. For mobile homes, the inspection guidelines adopted under Section 7-115 shall be limited to ensuring the proper functioning, or protection of:
 - (1) Furnace.
 - (2) Water heater.
 - (3) Electrical wiring.
 - (4) Proper sanitation and plumbing.
 - (5) Ventilation.
 - (6) Heating equipment.
 - (7) Structural integrity.
 - (8) Smoke alarms.

Sec. 7-112. Fees.

- (a) The annual operating fees for periodic inspection of each residential rental building and residential rental dwelling unit and any other fees provided by this ordinance shall be as adopted and/or amended by resolution of the Township Board. The annual operating fee shall cover periodic inspection for the issuance or renewal of a certification, except that such fee shall not cover an inspection made pursuant to a final notice of violation issued under Section 7-114(b).

- (b) If the Township Official determines that a complaint was filed without a factual basis, and an inspection is made on the basis of said complaint the fee for such inspection may be charged to the complainant.
- (c) An administrative late fee of ten (10%) percent of the unpaid balance shall be paid to the Township by the person obligated to pay an annual operating fee under subsection (a) if such fee is not paid within 60 days from date the billing is due, which unless a later date is stated on the billing, shall be the billing date. After 90 days from the date the billing is due, those fees shall become a lien on the real property and shall be reported to the Township Treasurer for certification to and approval by the Township Board for assessment on the real estate tax rolls of the property on which the building is located, to be collected in the same manner as provided for property tax liens under the general property tax act, MCL 211.1 – MCL 211.157.
- (d) The rental inspection program as provided for in this Article shall be operated by the Township on a "break even" basis. This means the fees charged shall be set at a rate to produce sufficient revenue to cover the actual, direct cost of administering the program. In the event the fees as set forth herein or as hereafter amended exceed the actual, direct cost of administering the program, the Township Board, by resolution, shall reduce the fees to an amount which shall produce sufficient revenue to cover the actual, direct cost of administering the program. If at any time the fees being collected are insufficient to cover the cost of the program, the Township Board, by resolution, shall increase the fees to an amount which shall produce sufficient revenue to cover the actual, direct cost of administering the program.

Sec. 7-113. Issuance or renewal of certification.

- (a) At least 30 but no more than 60 days before the expiration date on the certification issued for a residential rental property, the owner or local agent for the property shall apply to the Township Official for the scheduling of an inspection for the issuance of a new certification for that residential rental property.
- (b) Upon receipt of a timely request for an inspection for the purpose of the issuance or renewal of a certification, the Township Official shall inspect the premises before the certification expires or is initially issued. Upon failure of the Township to conduct an inspection prior to occupancy or expiration of the certification the owner may rent the property until the Township has conducted an inspection, and the owner will not be deemed in violation of this Article during that time. If, however, the Township's failure to inspect is due to the owner's, local agent's or tenant's action, failure to act, or refusal to permit an inspection after reasonable notice of the intent to inspect, the owner shall not rent the property.

Sec. 7-114. Notices and orders.

- (a) Notice of violation. Upon determining that there has been a violation of any provision of this ordinance, the Township Official shall issue notice of the violation and an order for its correction as hereafter provided, except this Section shall not apply to violations of the

registration requirements in Sections 7-103 to 7-107 and the inspection requirements in Section 7-111, which may be prosecuted without notice. Such notice, which shall be to the owner of responsible local agent, shall:

- (1) Be in writing;
- (2) Include a statement of the conditions that constitute violations of this Article;
- (3) State the date of the inspection, the name of the official who conducted the inspection, the address of the dwelling, and the date set for re-inspection;
- (4) Specify a time limit for the performance of any act it requires.
- (5) Provide notice of the right to appeal from the notice or order to the construction board of appeals;
- (6) Be served by (i) personal delivery, or (ii) first class mail to last known address. Notice given the responsible local agent is deemed as notice given to the owner if the responsible local agent has been designated as legally responsible for operation and maintenance.

(b) Final notice of violation. Upon observing the continued existence of a violation of this ordinance as stated in the notice of violation the Township Official shall send a final notice of violation and order to vacate to the owner, or responsible local agent. Such notice shall be sent by certified and first-class mail to the last known addresses and shall:

- (1) Specify the date of the inspection;
- (2) Specify the address where the violation was found;
- (3) Include the name, telephone number and signature of the official who conducted the inspection;
- (4) Include a description of each violation observed by the Township Official;
- (5) State that each violation is a separate punishable offense;
- (6) Order the premises to be vacated within a time to be set by the Township Official, the length of which shall be determined by the extent of the danger to the occupants but in no case shall it exceed 30 days, or alternatively:
 - (i) Order correction of all violations within a time period not to exceed 30 days;
 - (ii) State that a re-inspection will be made to determine whether all violations have been corrected by the specified date. A re-inspection fee as adopted by resolution by the Township Board will be required to be paid prior to a re-inspection; and the owner or local agent shall be responsible for contacting the Township Official for scheduling the reinspection within 10 days of date on the notice.
 - (iii) State that failure to comply with the notice will result in prosecution; or
 - (iv) Employ any other additional or optional corrective or enforcement measure as provided for under this Code or by law.
 - (v) Each re-inspection, as needed, will require an additional re-inspection fee to be paid prior to a re-inspection.

(c) Posting final notice of violation. Upon issuing a final notice of violation for a residential rental building or residential rental unit, or its accessory building, the Township shall affix a copy of same on the residential rental building or unit, and deliver to or leave a copy of the notice in a conspicuous place at an entrance door for, the occupants, if any.

- (d) Nuisance per se. Notwithstanding any provision in this Article to the contrary, any residential rental building or unit that is found to be in such condition as to preclude habitation or threaten the health, safety or welfare of the occupants or community shall be considered a nuisance per se, and be subject to abatement in a manner provided in this Code, state statute and/or other applicable law.

Sec. 7-115. Inspection guidelines.

The Township Officials shall prepare a list of inspection guidelines and minimum standards to be used in inspections relating to the enforcement of this Article, which after adoption by resolution of the Township Board shall be considered as incorporated by reference and effective for use in the administration and enforcement of this Article. The adoption of said inspection guidelines and minimum standards shall not be construed to relieve the owner from compliance with any other requirements of this Code, including, but not limited to, housing, electrical, building, plumbing, mechanical, fire codes and zoning requirements as necessary due to renovations requiring permits.

Sec. 7-116. Appeal process.

- (a) If the owner disagrees with a decision, determination, notice, or order of the Township Official as to either the existence of an alleged violation or the period of time that will be reasonably required for the owner to correct the alleged violations as set forth in the notice of violation and order to repair, the owner may appeal to the Township construction board of appeals, who is hereby designated to hear such appeals. An occupant of a dwelling shall have standing to appeal any notice or order to vacate the dwelling.
- (b) Any owner or occupant requesting such appeal shall file a written request therefore with the Township Official within ten (10) days after the date of the notice of violation or within the time for taking any action indicated on a notice or order, whichever time is shorter, and on any form that may be designated and provided by the Township Official.
- (c) As soon as practicable, the construction board of appeals shall fix a time, date and place for a hearing, and upon completion of the hearing, which may be adjourned from time to time, shall by a majority vote affirm, reverse, or modify the Township Official's decision, determination, notice, or order. The decision of the construction board of appeals shall be binding upon the owner and the Township.

Sec. 7-117. Revocation of certification.

In the event the owner does not correct a violation of any provision of this ordinance, the Township Official shall revoke any existing certification and may bring an action to seek the enforcement of this ordinance by abatement, mandatory injunction to cause correction of a violation, or enjoinder of the violation to prevent an act or violation, or the vacation of the premises by all occupants and its discontinuance as a residential rental building, or such other action as provided for under this ordinance. Any building not in compliance with this ordinance is deemed a nuisance per se.

Sec. 7-118. Violations; Municipal civil infraction.

- (a) Violation of any provision of this Article by an owner, tenant, or responsible local agent is a municipal civil infraction punishable as provided in Section 1-10(c) of this Code.
- (b) More than one violation of the provisions of this Article may be charged in a single complaint or appearance ticket provided that each violation relates to the same residential rental building or unit.

Sec. 7-119. Vacating and securing buildings.

The Township Official may declare a residential rental building or residential rental unit to be unsafe, dangerous, and unfit for human occupancy or entry, and may prohibit such occupancy or entry by determinations, notices, orders, and actions pursuant to the Property Maintenance Code adopted in Section 7-29 of this Chapter.

Sec. 7-120. Occupancy prohibited.

No person shall occupy or permit or allow another person to occupy any residential rental building or residential rental unit which the Township Official ordered to be vacated as provided in Section 7-119.

Sec. 7-121. Reliance on certification.

Issuance of a certification shall not constitute a guarantee or warranty of the habitability or complete compliance of the building or structure to code requirements and the occupant of any residential rental building or residential rental unit shall not rely on any certificate as such a guaranty or warranty. The certification shall contain a notice to this effect. The Township shall not assume any liability to any person by reason of the inspections required by this ordinance or issuance of a certification.

Sec. 7-122. Authority of Township Official.

- (a) This Article shall not impair or diminish the authority of the Township Official or duly authorized representative to employ any alternative action or corrective measure provided for under any other applicable provision in this Code.
- (b) This Article shall not be construed so as to limit the application and enforcement of the Township Zoning Ordinance or other codes adopted by the Township which address the maintenance of properties, residential dwellings, or the health, safety, and welfare of occupants residing in residential dwellings, where applicable.

Section 2 of Ordinance.

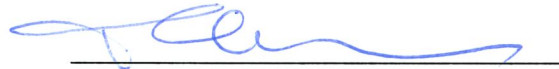
The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

Section 3 of Ordinance.

This Ordinance shall be effective immediately upon publication as provided by law.

CERTIFICATION

I hereby certify that this Ordinance was adopted by the Board of Trustees of the Charter Township of Highland at a regular meeting held on February 3, 2020.



Tami Flowers, Township Clerk

Introduced:	November 13, 2019
Reintroduced:	January 6, 2020
Adopted:	February 3, 2020
Published:	February 12, 2020