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- (a) *Basis.* Inspections are required to obtain and maintain compliance with the standards of this article.
- (1) New rental units shall be scheduled for an initial inspection when the registration application is submitted.
 - (2) After the initial inspection, each rental unit will be inspected on a biennial basis, with the fire department conducting inspections on one-half of the rental units in the township each year.
 - (3) In addition, an inspection may occur based upon the occurrence of any of the following:
 - (i) A complaint received by the township indicating that there is a violation of the standards or the provisions of the ordinances adopted by the township;
 - (ii) An observation by the township of a violation of the standards or the provisions of the ordinances adopted by the township;
 - (iii) A report or observation of a rental dwelling that is unoccupied and unsecured or a dwelling that is fire damaged;
 - (iv) The township's need to determine compliance with a notice or an order issued by the township;
 - (v) Designation by the township board or its designee of an area where all dwellings, accessory buildings, or yards are to be inspected uniformly or intensively or for specific violations;
 - (vi) An emergency observed or reasonably believed to exist;
 - (vii) A request for an inspection by the owner; or
 - (viii) Requirements of law where a dwelling is to be demolished by the township or where ownership is to be transferred to the township.
 - (b) *Notice.* The fire department shall send notice of the inspection to the responsible local agent, who shall be responsible to notify and obtain consent from any tenants of the date and time of the inspection and arrange to be present to permit the entry for the inspection.
 - (c) *Additional visits.* If an inspection is scheduled and the responsible local agent fails to appear, an inspection fee in an amount established by the township board shall be assessed against the owner. If rescheduling is necessary, the fire department must be notified at least three days in advance of the inspection.
 - (d) *Consent.* All inspections shall occur with consent or as otherwise permitted by law. The township may seek a court order if necessary to enter the rental unit or the surrounding premises for purposes of the inspection.
 - (e) *Payment.* The owner shall be responsible to pay for the rental inspections, in an amount set by the township board. However, if an inspection is initiated by a complaint and no violation is found to exist, no inspection fees will be assessed against the owner of the inspected rental unit. Where a re-inspection must be made to ensure conformity with this article or before a certificate of compliance is issued for those rental units that have been issued violation notices, there will be charged a separate fee for every inspection when the violation has not been abated or corrected.
 - (f) *Transfer of ownership inspection.*
 - (1) If there is a transfer of ownership concerning any rental unit, including an owner-occupied rental unit, and a current certificate of compliance exists, a final inspection by the township board or its designee (e.g. the applicable fire department) shall be waived.
 - (2) If there is a transfer of ownership concerning any rental unit, including an owner-occupied rental unit, and a current certificate of compliance does not exist, there shall be a final inspection by the township board or its designee (e.g. the applicable fire department). If violations of this article are found, a notice of violations shall be issued to both the current owner and the prospective buyer, if known.
 - (3) If ownership of any rental unit is transferred contrary to this article, the certificate of compliance and rental unit registration shall be deemed to expire within 60 days of the transfer unless appropriate steps are taken to obtain a rental unit registration and certificate of compliance.
 - (4) If a transfer of ownership occurs and violations are found during the final inspection, the rental unit registration shall become invalid. Any new owner shall register within ten days of the date of transfer of any rental unit. Every person holding such registration shall notify the township board or its designee in writing of the change in the ownership of such rental unit.
 - (5) Any residents of a rental unit which undergoes a transfer of ownership while the individuals are residing in that unit, including an owner-occupied rental unit, shall be notified of any transfer of ownership.

Secs. 10-54—10-77. Reserved.

Section 2. Effective Date. This Ordinance was approved and adopted by the Township Board of Laketown Township, Allegan County, on February 12, 2020. This Ordinance shall be effective on March 20, 2020, which is 30 days after publication.

PROOF O.K. BY: _____

O.K. WITH CORRECTIONS BY: _____

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