

RENTAL INFORMATION SHEET:

PACKET COMPLETION

Failure to complete your rental packet entirely and the inclusion of all required documents and fees will result in the packet being returned. **Any packets postmarked or received after the January 3, 2012 deadline will be subject a late fee of \$100.00 per unit.**

FAILURE TO COMPLY

Failure to comply with the rental registration process, fees and inspections will result in court action.

RENTAL REGISTRATION PERMIT

Permits are issued for properties that do not have existing violations and that are not due for the annual inspection. All properties that require an annual inspection will not be issued a Rental Registration Permit until all violations are completed.

LIMITATION ON OCCUPANCY

The occupancy of any dwelling unit shall be limited to one, and only one family. No more than three unrelated people can occupy one dwelling.

DEFINITION OF FAMILY

“Family” means an individual or two or more persons related by blood, marriage, guardianship or legal adoption, living together as a single housekeeping unit within a dwelling unit. **A family may also consist of not more than three unrelated persons.** Members of a licensed charitable organization, persons conforming to Section 710.02(g) of the Codified Ordinances of South Euclid and members of a protected class of handicapped persons under the applicable Federal Fair Housing Amendments Act of 1988 (42 USC 3601 et seq.) are excepted. When three unrelated persons live together in a single housekeeping unit, one shall be designated as the head of household.

REQUIREMENTS FOR HABITABLE FLOOR AREA

Every dwelling unit shall contain at least 300 square feet of habitable floor area for the first occupant thereof and at least 100 additional square feet of habitable floor area for every additional occupant thereof, but in no case shall any dwelling unit contain less than the minimum number of square feet of habitable floor area as required by other provisions of this code.

HABITABLE ROOM

“Habitable room” means a room or enclosed floor space used or intended to be used for living, sleeping or eating. Purposes, excluding bathrooms, toilet rooms, laundries, pantries, dressing rooms, storage spaces, foyers, hallways, utility rooms, heater rooms, boiler rooms, basement recreation rooms and areas used for kitchen purposes. Wherever living, sleeping or eating space is included in a room or area also used for kitchen purposes, the Building Commissioner shall determine the portion of the floor area used for kitchen purposes and such portion, so determined, shall not constitute habitable floor area in determining the habitable floor area of a dwelling unit.

PROPERTY TAX ARREARS

If property taxes for a rental unit are in arrears, proof must be provided that the property is currently on a payment plan to remedy the situation. Property taxes of rental properties must be current. Delinquent property taxes will be cause for denial of the rental registration permit.