

Borough of Wall

413 Wall Ave., Wall, PA 15148

ANNUAL LANDLORD LICENSE

Rental License Year 2016-2017 (Running June 1, 2016 to May 31, 2017)

DUE BY JUNE 30TH ANNUALLY

Property Address: _____ Date: _____

Property Owner Name: _____

Owners Address: _____

Contact Numbers – Home: _____ Cellular: _____

E-Mail Address: _____

Address Usage: Residential Commercial Mixed

Emergency or Management Contact: _____

Contact Phone Number (Day): _____ Contact Phone Number (Eve): _____

NOTE: For landlords with multiple units

- If your rental units are in separate structures you must submit a separate license for EACH rental unit.
- If your rental units are in one structure, only one license is needed.

RENTAL UNIT(S) INFORMATION

Unit Address(es)	Tenant Name(s)	Phone Number
1.		
2.		
3.		
4.		
5.		
6.		

If additional space is needed, please use back of this page.

Do any tenants have any physical conditions that would require special assistance in the event of an emergency; if so, state the unit address, name and age of the individual and his/her condition: _____

NOTE: Pursuant to Borough of Wall Ordinance 11-04, it is the responsibility of the owner of any rental unit in the borough to notify the borough office of any changes in the number or names of occupants in any rental unit. ALSO: Please include a copy of the lease for all units.

As a prerequisite to entering into a rental agreement of permitting the occupancy of any rental unit, the owner shall apply for and obtain a license for each rental unit. The owner shall maintain and furnish to the Borough of Wall the Annual Landlord License Application & Tenant Registration Form and shall notify the Borough of Wall of any changes. Upon request from the Code Enforcement Officer the owner must furnish the Borough of Wall with a copy of the Addendum, Lease and/or Occupancy Permit. It is the responsibility of the landlord to assure all applicable forms are completed and kept on file for review by the Borough per Ordinance 11-04.

Each license shall have an annual term of June 1st through May 31st of each year. Each owner applicant shall pay to the Borough of Wall an annual license fee in the amount established by the Borough of Wall Council. Said fee applies for each rental unit. The license shall indicate the maximum number of occupants in each rental unit. No license shall be issued if the owner has any unpaid or delinquent fines, costs, fees, taxes, or ordinance violations.

1. The Landlord shall be responsible for performing all maintenance and necessary repairs including lawn care and ice/snow removal, and keep all garbage & sewage bills up to date and current.
2. The Landlord shall keep and maintain the leased premises in compliance with all applicable codes and ordinances of the Borough of Wall and all applicable state laws and keep the leased premises in good and safe condition.
3. Tenant shall not engage in any conduct in the leased premises which is declared illegal under the Pennsylvania Crimes Code or the Liquor Code or the Controlled Substance, Drug, Device, and Cosmetic Act or the tenant permits others on the premises to engage in such acts. The owner shall permit inspections of any premise(s) by the Code Enforcement Officer or the Borough Fire Marshal at reasonable times upon reasonable notice.
4. Each day in violation of the ordinance shall be a separate violation and subject to the maximum penalty provided herein.

NOTE: Pursuant to Borough of Wall Ordinance 11-04, it is the responsibility of the owner of any rental unit in the borough to notify the borough office of any changes in the number or names of occupants in any rental unit. ALSO: Please include a copy of the lease for each unit.

Property Owners Signature: _____ Date: _____

Office Use Only

Date Received: _____

Amount Paid: \$ _____ Check #: _____ Cash: _____

Borough Representative – Signature _____