

RENTAL PROPERTY FEES

Registration Fee

\$ 10.00 per building plus \$ 2.00 for each dwelling unit within the building.

The Registration Fee is to be paid within 30 days of establishment of any new residential rental unit.

Annual Operating Fee

\$ 50.00 per Rental Unit in Buildings Containing 1 to 4 Rental Units.

\$ 40.00 per Rental Unit in Buildings Containing 5 to 10 Rental Units.

\$ 25.00 per Rental Unit in Buildings Containing 11 or more Rental Units.

The maximum annual operating fee for any building, irrespective of the number of residential units contained within the building, shall not exceed \$ 300.00. If the actual cost incurred by Waterford Township in performing the required Rental Certification Inspections for an individual building exceeds the amount generated by the Annual Operating Fee the Township will invoice the property owner of the individual building for those additional costs.

Unless cited otherwise, the Annual Operating Fee is due on April 1 of each year. If the Annual Operating Fee is not paid before July 1 it shall be posted as a lien against the property taxes.

Inspection Fees

The annual operating fee shall cover a 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 4-254(b) of the Rental Certification Ordinance or re-inspections.

Violation Inspection fee	\$70.00
Re-inspection fee	\$70.00

Operation of Rental Property, without approvals in good standing

Upon receiving notice of failure to register, an owner will have 5 days to correct the violation. That, due to the increased administrative costs associated with repeat offenders (e.g., increased monitoring of property), an additional fee of \$100.00 will be charged against the owner and against the property itself for the second and subsequent incidents in a calendar year. If a fourth violation occurs within a 12-month period, such violation shall be a misdemeanor.

VACANT PROPERTY REGISTRATION AND MAINTENANCE

Registration and affidavit filing fee	\$10.00
Inspection fee	\$70.00
Re-inspection fee	\$70.00
Administrative fee for determining ownership	actual cost + 10%