
Chapter 36 — Residential Rental Properties

Article I — Title and General Definitions

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Article I — Title and General Definitions

§ 36-101 Short Title.

This Chapter shall be known, and may be cited, as the “Borough of Albury Residential Rental Property Ordinance.”

§ 36-102 Definitions—In General.

For purposes of this Chapter, the terms defined in the remaining Sections of this Article I shall have the meanings indicated therein, whether with or without initial capital letters, unless the context in which they are used clearly indicates a different meaning.

§ 36-103 Agent.

The term “Agent” shall mean any person who or which, for monetary consideration, aids in the rental of a Residential Rental Unit. When used in this Chapter in a clause proscribing any activity or imposing a penalty, the term, as applied to partnerships, limited liability companies, and associations, shall mean each partner or member, and as applied to corporations, the officers thereof.

§ 36-104 Certificate of Compliance.

The term “Certificate of Compliance” shall mean a certificate of compliance issued pursuant to § 36-204.

§ 36-105 Codes.

The term “Codes” shall mean all building and property maintenance codes as adopted by the Borough from time to time, and any rules and regulations promulgated thereunder. *See, e.g.*, Chapters 30 through 35.

§ 36-106 Inspector.

The term “Inspector” shall mean the Borough’s Property Maintenance Code Enforcement Official or his/her designee.

§ 36-107 Landlord.

The term “Landlord” shall mean any person who grants or has granted a lease to, or otherwise permits the use of, a Residential Rental Unit for valuable consideration, monetary or otherwise.

§ 36-108 Occpancy or Occupy.

The terms “occupancy” and “occupy” shall mean the presence of a person in a structure for purposes of shelter, cooking, sleeping, and/or resting for a period expected to extend, or which actually extends, longer than seven (7) days. The terms do not include the mere presence in a Residential Rental Unit for purposes of maintenance, repair, construction, demolition, or inspection.

§ 36-109 Person.

The term “person” shall include individuals, corporations, companies, associations, firms, partnerships, limited liability companies, and other entities; municipalities, authorities, and other governmental or quasi-governmental entities established by law; and fiduciaries.

§ 36-110 Registration.

The term “Registration” means the registration issued and approved by the Borough under § 36-202.

§ 36-111 Residential Rental Unit.

The term “Residential Rental Unit” means a dwelling unit or structurally enclosed area including or intending to be used as the living quarters for one or more individuals, none of whom are an owner of the real property on which the unit is located.