



# Town of Orleans Rental Certificate Application

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APPLICANT NAME:	
PHONE:	
24hr EMERGENCY PHONE	
EMAIL ADDRESS:	

LOCAL ADDRESS:	
Rental Description (if necessary):	

RENTAL OWNER (Please check) <input type="checkbox"/>	PROPERTY MANAGER (Please check) <input type="checkbox"/>
YEAR ROUND (Please check) <input type="checkbox"/>	SEASONAL (Please check) <input type="checkbox"/>

NUMBER OF BEDROOMS: \_\_\_\_\_

NUMBER OF UNITS: \_\_\_\_\_

WORKING SMOKE DETECTORS IN THE RENTAL: Yes  No  (Please check)

WORKING CARBON MONOXIDE DETECTORS IN THE RENTAL: Yes  No  (Please check)

By signing this document, I hereby certify that under the pains and penalties of perjury, that all of the information set forth is true and correct and shall post this rental registration certificate in a conspicuous place on the rental premises.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

# Chapter 132 Registration of Rental Properties

## § 132.1 Purpose

The purpose of this chapter is to protect the health, safety, and welfare of the occupants of residential rental units by requiring the registration of rental properties.

## § 132.2 Legislative Intent and Authority

This Bylaw is adopted in accordance with the Town's Home Rule authority under the Massachusetts Constitution. Nothing herein shall interfere with the independent authority of the Board of Health to enact its own health and safety regulations with respect to residential rentals.

## § 132.3 Definitions

As used in this chapter, the following terms shall have the meanings indicated:

Owner: Any person who alone or severally with others has legal or equitable title or a beneficial interest in any dwelling unit; a mortgagee in possession; or agent, trustee or other person appointed by the courts.

Rental: A residential dwelling or any bedroom within a dwelling rented out for a fee, including apartments, rooming houses, summer worker housing and short-term rentals, but excluding hotels licensed under M.G.L. Chapter 140, §6; motels licensed under M.G.L. Chapter 140, §32B; lodging establishments licensed under M.G.L. Chapter 140, §23, or under any provision of the Orleans Zoning Bylaw.

Rental Registration Certification: The form to be filed with the Orleans Assessor's Office pursuant to §132.4 A, as approved by the Select Board.

## § 132.4 Rental Registration

### A. Registration Required

No Owner shall rent, or offer to rent, any Rental prior to filing the Rental Registration Certification form with the Assessor's Office.

### B. Annual Registration Required

The Rental Registration Certification form is required to be filed annually.

## § 132.5 Violations, Enforcement, Penalties

A. The Fire Chief or the Fire Chief's designee shall enforce this Bylaw.

B. Violations of this Bylaw will be subject to the provisions of G.L. Chapter 40, §21D, regarding non-criminal dispositions as adopted by the Town of Orleans.

C. Any person who violates the provisions of this Bylaw will be subject to the following actions for each offense:

1. A written warning for the first offense.
2. A fine of One Hundred Dollars (\$100) for the second offense.
3. A fine of Two Hundred Dollars (\$200) for the third offense and for any subsequent offenses.

## § 132.6 Severability

Each provision of this Chapter shall be constructed as separate. If any part of this Chapter shall be held invalid for any reason, the remainder shall continue in full force and effect. In the event of a conflict between this Chapter and any other Chapter of the Orleans Town Code, this Chapter shall control.