

ARTICLE III
OCCUPANCY PERMITS

22-III-1 Applicability.

The requirements of this article shall apply to:

Owners of real estate following the occurrence of an activity for which the issuance of a building permit under this chapter is required.

Lessors of residential real estate in accordance with the schedule set forth in 22-III-5 hereof.

22-III-2 Inspection of Rental Units.

Unless the Mayor and Council shall designate a different grouping of rental units for inspection purposes, the following shall constitute the inspection schedule for rental housing.

~~Biannual Biennial~~ inspection. All rental housing units within the Town of Millington shall be inspected on a ~~biannual biennial~~ basis for compliance with Building, and Property Maintenance Code standards.

~~Inspection in even-numbered years. In even-numbered years, all rental housing units located on the east side of Sassafras Street shall be so inspected.~~

~~Inspection in odd-numbered years. In odd-numbered years, all rental housing units located on the west side of Sassafras Street shall be so inspected.~~

~~Administrative convenience. In order to alleviate the grouping of a disproportionate number of rental unit inspections in a single year, the Mayor and Council may assign one or more units to a different inspection year such that is provided in Subsections B and C above and shall notify the owners of the units so assigned not less than 30 days prior to the due date of the application as provided in Subsection E.~~

Inspection process. Every residential housing unit owner, whether such unit is an apartment or a single-family residence, shall make application to the Town of Millington for inspection on or before the 31st day of December of the year in which inspection is required.

22-III-3 Permit required.

It shall be unlawful to occupy or to permit the use or occupancy of any building or premises or portion thereof as described in 22-III-1 until the building or premises have been inspected and an occupancy permit issued stating that the proposed use of the building or premises conforms to the requirements of the Town Building Code and Town Property Maintenance Code.

22-III-4 Inspection Fee.

The applicant for an occupancy permit shall pay a fee for such inspection in that amount established from time to time by resolution of the Mayor and Council of Millington.

22-III-5 Violations and Penalties.

Any person who shall occupy property without an occupancy permit where the same is required by this chapter shall be guilty of a municipal infraction. Each day that occupancy without a required permit occurs shall constitute a separate offense.

Any rental property owner who shall fail to make application to the Town of Millington for the biannual inspection required by this chapter shall be deemed guilty of a municipal infraction.

Once inspection shall have been made by the Town Code Enforcement Inspector, such property owner shall have 30 days to correct all violations found by the Inspector that are not subject to the emergency provisions of Section 109 of the 2003 International Property Maintenance Code or its successor code. Each day more than 30 days after the inspection the Town Code Enforcement Inspector shall have made that no emergency violations continue shall constitute a separate offense. Emergency violations shall be governed by Section 109 of the 2003 International Property Maintenance Code or its successor code.