

ORDINANCE #2024-04

AN ORDINANCE TO AMEND SECTIONS 6-63 THROUGH AND INCLUDING SECTION 6-67 OF ARTICLE II, CHAPTER 6 OF THE CODE OF ORDINANCES OF THE CITY OF HILLSDALE

THE CITY OF HILLSDALE ORDAINS THAT:

Section 6-63 through and including section 6-67 of Article II, Chapter 6 of the Code of Ordinances of the City of Hillsdale should be and is hereby amended to read as follows:

Sec. 6-63. Use and occupancy permit required. It shall hereafter be unlawful for any person to enter into the use or occupancy of any structure or portion thereof or to permit or suffer the use and occupancy of any structure or portion thereof located in the city without having first obtained a valid use and occupancy permit from the code official, or his designee, in accordance with the provisions of this article. Any person who shall violate any provision of this section shall, upon a finding of responsibility, be chargeable with and responsible for a municipal civil infraction pursuant to chapter 20 of the Code of the City of Hillsdale and all other applicable ordinance provisions of the 2012 International Property Maintenance Code. Understanding that a person seeking use and occupancy for their primary residence which they own and in which they will reside is responsible for their own wellbeing, the structure or portion thereof occupied by the current owner of record for which they have filed and been granted the Principal Residence Exemption pursuant to MCL 211.7cc shall be exempt from this provision; provided, however, that an owner may opt to seek a permit for use and occupancy of their primary residence at their discretion.

Sec. 6-64. Permit application. Each person seeking a use and occupancy permit for any structure or portion thereof located in the city shall submit an application therefore to the code official, or his designee, on a form or forms supplied by the city.

Sec. 6-65. Inspection. Upon receipt of said application for a use and occupancy permit, the code official, or his designee, shall conduct or cause to be conducted such inspection of the structure and premises as he reasonably requires and deems necessary to assure and determine the compliance of said structure and premises with the current provisions of the International Property Maintenance Code, as promulgated and published by International Code Council, Inc., and adopted by reference in section 6-61.

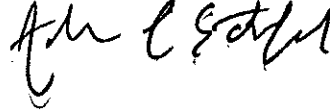
Section 6-66 of Article II of Chapter 6. No use or occupancy permit for any structure or premises may be issued to any applicant until the compliance of such structure or premises with the provisions of the International Property Maintenance Code as then adopted in section 6-61 has been assured and determined by the code official, or his designee; provided, however, that nothing in this section shall prevent the issuance of a temporary permit of occupancy. A temporary permit of occupancy may be issued for a structure, or portion thereof, which structure or the premises is in violation of the International Property Maintenance Code, if repairs or modifications to correct the violation are being performed and the code official, or his designee,

determines that occupancy of this structure does not endanger the occupants. Such temporary permit of occupancy shall not be issued for a period of time in excess of six months.

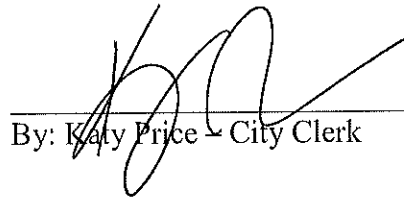
Section 6-67 of Article II of Chapter 6. The code official, or his designee, shall issue a use and occupancy permit for such structure or portion thereof for which application for such permit has been made when an inspection pursuant to section 6-65 has assured that the structure and premises are in compliance with the provisions of the International Property Maintenance Code as then adopted in section 6-61. The use and occupancy permit issued pursuant to this section shall be valid until there is a change of occupants that occurs two years or more following the issuance of the permit.

Passed at a regular meeting of the Council of the City of Hillsdale held on the 1st day of April, 2024.

CITY OF HILLSDALE



By: Adam Stockford – Mayor



By: Katy Price – City Clerk

Date Proposed:	<u>03/04/2024</u>
Date Published as Proposed:	<u>03/09/2024</u>
Date Passed:	<u>04/01/2024</u>
Date Published as Passed:	<u>04/06/2024</u>
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