

CITY OF HARRINGTON
ORDINANCE NO. 14-16

**AN ORDINANCE AMENDING CHAPTER 314, RENTAL PROPERTIES, OF
THE CODE OF THE CITY OF HARRINGTON TO ADD AN EXEMPTION FROM
THE CRIME-FREE HOUSING SEMINAR FOR CERTIFIED PROPERTY
MANAGERS AND LICENSED REAL ESTATE AGENTS**

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF
HARRINGTON IN COUNCIL MET:

Section 1. That § 314-1 C shall be amended by deleting the existing subsection and substituting in lieu thereof the following:

C. All persons applying for a rental dwelling license, and all persons administering, managing, or controlling the operation of any rental dwelling unit must attend a crime-free housing seminar, approved by the Harrington Police Department, within 12 months of issuance of the license. Thereafter, each rental license holder and each rental property manager must attend a refresher seminar every three years. Documentation shall be submitted to the City Clerk and kept on file within the department.

(1) Certified property managers, licensed real estate agents, State of Delaware agencies, and professional companies whose main business is managing properties for rent, such as apartment complexes, are exempt from the requirement to attend a crime-free housing seminar except under the following circumstances:

(a) When a rental license has been suspended in accordance with § 314-2 B (1), the licensed property owner and/or property manager shall attend the crime-free housing seminar prior to reinstatement of the suspended rental dwelling permit.

(b) If the tenant, any member of the tenant's household, any guest, or other person associated with the tenant has engaged in criminal activity on or within 500 feet of the leased premises on three or more occasions within a twelve-month period, the property owner and/or the property manager shall attend the crime-free housing seminar.

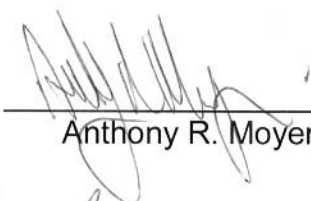
Section 2. That § 314-1 shall be amended by adding the following subsection:

H. In the context of federally-subsidized housing units, this Article does not provide for superseding any lease provisions or rules or regulations required or permitted by federal law, federal regulations, guidelines, or policy.


Repealer. All ordinances and parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

Effective Date. The Clerk of Council shall certify to the adoption of this Ordinance and cause the same to be published as required by law; and this Ordinance shall take effect and be in force from and after its approval by Council.

SO ORDAINED by the majority of Council Members present at a regular session of Harrington City Council, to be effective upon signing.



Anthony R. Moyer, Mayor

Attest: 

Kelly Blanchies, Clerk of Council

Date of Adoption: November 17, 2014

SYNOPSIS

This Ordinance amends Chapter 314, Rental Properties, to allow certified property managers, licensed real estate agents, State of Delaware agencies, and professional property management companies an exemption from attending a crime-free housing seminar unless a suspended license or criminal activity exists and adds a section noting that the Article does not supersede federal regulations in federally-subsidized housing.

First Reading: October 20, 2014

Public Hearing: November 17, 2014

Second Reading: November 17, 2014