

**LANDLORD/OCCUPANT DECLARATION OF COMPLIANCE AND DISCLOSURE**

**For the lease period \_\_\_\_\_ through \_\_\_\_\_**

Dwelling: (Street Address)
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Owner:	Telephone:	Street Address:
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Owner's Authorized Agent:	Telephone:	Street Address:
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For each dwelling unit subject to the provisions of the Athens City Code, this form must be current, completed and signed by the owner or the owner's agent and by each occupant at the time of renting or leasing any residential rental property or at the time of any change in ownership, or occupancy of any residential rental property. This form shall be kept by the occupants at the address of the residential rental property above. The occupants shall make it available immediately upon request to an Athens City Code Enforcement Officer or Police Officer in connection with an investigation of a violation occurring at the residential rental property.

**DECLARATION OF COMPLIANCE WITH OCCUPANCY RESTRICTIONS**

I have made personal and diligent inquiry and make this declaration based upon personal knowledge. The names of all the occupants, other than minor children living with a parent or other legal custodian, who reside in this dwelling, are as follows. If any relationship is claimed between occupants for the purpose of claiming the benefit of the family exemption that allows three adults to reside in the dwelling, the names of the occupants who claim to be related shall be identified below, together with the names of the persons through whom they claim to be related. You are not required to provide information concerning relationships unless more than four adults reside in the dwelling, and the dwelling is located in an R-1 or R-2 Zone.:

Name: _____	Relationship: _____
Name: _____	Relationship: _____
Name: _____	Relationship: _____
Name: _____	Relationship: _____

**NOTICE OF DISCLOSURE TO OCCUPANTS**

PLEASE READ CAREFULLY THE INFORMATION PROVIDED BELOW CONCERNING LOCAL LAWS AND DISCUSS IT WITH YOUR LANDLORD. THIS NOTICE PROVIDES INFORMATION YOU WILL NEED TO KNOW WHILE LIVING IN A RENTAL DWELLING UNIT OR ROOMING HOUSE. The summary paragraphs below are not meant to be a substitute for careful reading of the complete ordinances found in the Athens City Code.

**Occupancy Restrictions**

**Section 29.03.04** The **Rental Dwelling or Rooming House Permit** shall state the maximum number of persons who may occupy the rental dwelling or rooming house.

**Front Yard Parking**

**Section 23.08.01** Exclusive of hard surface driveways where parking is permitted, off-street parking areas or parking structures for residential structures **shall not be located in front of any residential structure.**

**Trash Can Placement**

**Section 5.02.03** All trash cans shall be kept in containers **stored out of view from the street** behind the front edge of the house except when the containers are at the curbside for pickup. Trash cans may be placed at the curbside after 7:00 p.m. the day before the regularly scheduled pickup day, plastic bags may be placed at curbside for pickup but no earlier than 7:00 a.m. the day of regularly scheduled pickup. Trash cans and recycling containers shall be removed from the curb by sundown on the pickup day.

**Recycling**

**Section 5.05** Recycling is to be placed curbside on the same day as scheduled trash pickup but should not be intermingled with trash as it will result in extra bag charges. Place recycling so it is separated from the trash. As the recycling support fee is a fixed amount, multiple apartments or homes may place recycling together.

*Recycling Materials Accepted:*

Tin/Steel Food Cans - Rinse cans and lids and place in grocery sacks. Labels need not be removed.

Aluminum - Rinse aluminum beverage cans and place in grocery sacks. Scrap aluminum (foil, pie pans, etc.) & aluminum cat food cans should be rinsed, placed in separate sacks.

Glass - Rinse, remove caps, and separate by color (clear, brown). Place in grocery sacks. Labels need not be removed. Metal caps may be recycled with steel cans. Green and blue glass no longer accepted.

Plastic - Small-mouth #1 and #2 plastics only. Milk jugs, pop bottles, shampoo and detergent bottles. Remove caps, rinse and place in grocery sacks. Jugs may be stepped on to save space. No wide mouth containers (butter tubs, cottage cheese, yogurt containers), plastic bags, or plastic caps. Look for recycling symbols with numbers on the bottom of the container.

Corrugated Cardboard - Brown corrugated and paper grocery sacks only. Must be flattened. Place in boxes, bags, or tied bundles.

Mixed Paper - Letterhead, copy paper, notebook paper, other white office paper. Remove paper clips. Staples need not be removed. Most other non-glossy colored paper and envelopes, with or without windows. Place in grocery sacks. Other paper types, such as file folders and green bar computer paper, are also accepted, but must be placed in separate sacks.

Newspaper - Stack neatly in grocery sacks or bundle with twine. Do not mix with other paper. Slick ads need not be removed, or may be placed with magazines.

Magazines and Catalogs - Place magazines, catalogs, phone books, and glossy paper in grocery sacks.

Paperboard - Cereal boxes, cracker boxes, pop and beer cartons, egg cartons, paper towel rolls, etc. Remove plastic inserts. Flatten and place in grocery sacks or large paperboard box.

Call the Athens-Hocking Solid Waste District at (740) 797-4208 for more information.

#### **Litter**

**Section 29.12.01 & 13.07.06** All exterior property areas and **premises shall be maintained in a clean, safe and sanitary condition** free from any accumulation of rubbish or garbage. The occupant shall maintain the exterior property area in a condition that does not deteriorate or debase the appearance of the neighborhood or adversely alter the appearance and general character of the neighborhood that creates a fire, safety, or health hazard, or is a public nuisance that contributes to neighborhood blight. No person shall place or dispose of any garbage or waste, or peelings of vegetables or fruits, ashes, cans, bottles, wire, paper, cartons, boxes, furniture, glass, oil, or anything else of an unsightly or unsanitary nature on any land adjoining a public road.

#### **Accumulation of Refuse**

**Section 29.34.02 & 5.02.11** Every occupant shall dispose of all solid waste in a clean, safe, and sanitary manner by placing it in **containers equipped with tight-fitting covers**.

#### **Noise Control**

**Section 13.04.10** No person shall recklessly make or cause to be made or continued or participate in any loud or unusual noise that **disturbs the peace and quiet**.

#### **Nuisance Party**

**Section 9.14** A social gathering or party which is conducted on premises within the City and which, by reason of the conduct of the persons in attendance, and results in any four or more of the following offenses occurring at the site of the said party or social gathering, or on neighboring public or private property: disorderly conduct; illegal open container; outdoor urination or defecation in a public place; unlawful sale, furnishing, dispensing or consumption of beer or intoxicating liquor; sale or furnishing of beer or intoxicating liquor to an underage person; possession or consumption of beer or intoxicating liquor by an underage person; illegal use of a controlled substance; public indecency; unlawful deposit of litter or refuse; the damage or destruction of property without the consent of the property owner; unlawful pedestrian or vehicular traffic; standing or parking of vehicles that obstructs the free flow of traffic on the public streets and sidewalks or that impedes the ability to render emergency services; unlawfully loud noise; or any other conduct or condition that threatens injury, inconvenience, or alarm to persons or damage to property which is hereby declared to be an **unlawful public nuisance**.

#### **Animal Control**

**Section 9.01.01 & 9.01.05** No animal shall be permitted to run at large in any street or public ground, or to go upon or enter any private yard or lot, without consent of the owner of such yard, lot or enclosure. It is unlawful for any person in charge of any dog to take or allow said dog to go onto public property or in a public place without being **on a leash**. No person having charge or control of a dog shall permit such dog to cause physical harm to any person. The person having charge of any animal shall have in their possession necessary implements to remove any excrement or objectionable wastes deposited on public or private, and shall remove such excrement immediately. It shall be unlawful for any person to harbor or keep a dog which by **loud and frequent or habitual barking**, howling or yelping, shall cause annoyance or disturbance to the neighborhood.

Owner Confirmation: I hereby affirm that the above Declaration of Compliance and information provided herein is true and correct and that I have reviewed this form in its entirety with the above occupants. I further affirm that the above occupants are the only occupants authorized to reside at the rental dwelling unit located at the address of the rental property identified above and that such occupancy by those persons complies with current Athens City Code regulations.

I further understand and declare that this form and the information contained herein are pursuant to current Athens City Code regulations. The penalty for failure to have this form shall be a minor misdemeanor.

Date: \_\_\_\_\_ Signature : \_\_\_\_\_ ( owner/agent)

Occupant Confirmation: I hereby affirm that the above Declaration of Compliance and information contained herein are true and correct and that if this information changes, I will be required to complete a new form. I certify that the persons listed above are the only tenants or occupants of the property listed above. I further certify that I have read the Notice of Disclosure to Occupants and reviewed it with the owner/agent of the property. I further understand and declare that this form and the information contained herein are made pursuant to current Athens City Code regulations. I know that the penalty for failure to have this form is a minor misdemeanor.

Occupant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Occupant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Occupant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Occupant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Occupant Signature: \_\_\_\_\_ Date: \_\_\_\_\_