[Ord. of 4-28-1981; Ord. of 2-9-1999; Ord. of 5-8-2007; Ord. of 6-11-2019]

Whenever a rental dwelling unit becomes vacant, the owner, managing agent or person in charge thereof shall have it inspected by the Housing Code Inspector, prior to its being reoccupied, to determine whether or not it is in compliance with Chapter II of the State Sanitary Code, as amended, entitled "Minimum Standards of Fitness for Human Habitation." If the Housing Code Inspector finds that it does comply with the provisions of the State Sanitary Code, they shall issue a certificate of compliance for such dwelling unit. If the Housing Code Inspector finds that it is not in compliance, they shall specify in writing the specific grounds of noncompliance, and such dwelling unit shall not be reoccupied until such defects have been corrected to the satisfaction of the Housing Code Inspector and they have issued a certificate of compliance.

This chapter shall not apply to any new rental dwelling units for which the City Building Inspector has issued a certificate of occupancy within five years prior to the daten of vacancy.

If the Housing Code Inspector fails to make an inspection of a rental dwelling unit within five working days from the date of the written request for such an inspection by the owner, managing agent or person in charge thereof, such rental dwelling unit may be rented the same as if a certificate of compliance had been issued, and such owner, managing agent or person in charge thereof shall not be in violation of this section for so doing.

Any owner, managing agent or person in charge thereof who permits the reoccupancy of a rental dwelling unit in violation of the provisions of this section shall be guilty of a misdemeanor, punishable by a fine not exceeding $50, and each day that a violation continues shall be deemed a separate offense.