

**CITY OF ROCKWOOD**

**ORDINANCE NO. 487**

**AN ORDINANCE TO AMEND SECTIONS §109-2 AND §109-6 OF THE ROCKWOOD CITY CODE TO REQUIRE THE BUYER OR TRANSFEREE TO REGISTER AND ACQUIRE AN INSPECTION IN THE EVENT THE TRANSFEROR FAILS TO DO SO.**

**Section 1.** That Chapter 109: Housing, Section 109-2 of the Rockwood City Code is hereby amended to provide as follows:

**"Sec. 109-2. Certificate of review required.**

It shall be unlawful for any person to transfer a dwelling, or for any person to act as a broker for the transfer of a dwelling, or for any transferee to occupy a dwelling, which has not been issued a current certificate of review for such dwelling, except as otherwise permitted by this article.

**Section 2.** That Chapter 109: Housing, Section 109-6 of the Rockwood City Code is hereby amended to provide as follows:

**"Sec. 109-6. Registration; fees**

Any person intending to transfer a dwelling must first register and make arrangements with the Building Department for an inspection of the dwelling, to occur prior to the date of transfer. The fee for the registration and inspection shall be \$300. A \$1,000 refundable bond may be required based upon the building inspector's review and the severity of the violations. In the event that person transferring the property fails to have the property registered, fails to have the property inspected, or fails to acquire a current certificate of review, the transferee shall be required to have the property registered and comply with the inspection and certificate of review requirements of this Article before occupying the property, or within 14 days of the transfer, whichever is sooner."

**Section 3. Saving Clause.** Nothing in this Ordinance or in the Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

**Section 4. Severability.** Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such work, sentence,

phrase or any portion of the Ordinance held to be so invalid shall not be construed as affecting the validity of any of the remaining words, sentences, phrases or portions of this Ordinance.

**Section 5. Conflicting Ordinances.** All prior existing ordinances adopted by the City of Rockwood inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

**Section 6. Repealed.** All ordinances or parts of ordinances in conflict herewith are hereby determined to be repealed.

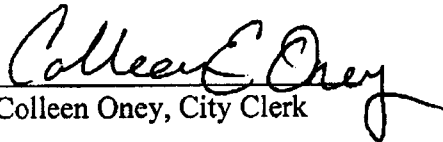
This ordinance has been approved by the City of Rockwood City Council in a regular meeting held on 11/18/15, 2015, at City Hall at a properly noticed meeting.

AYES Mayor Guzzi and Council members Bennett, Farmer, Scafidi, Smith  
Wasner and Yanca-Laura

NAYS \_\_\_\_\_

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF WAYNE     )

I, the undersigned, the duly qualified Clerk of the City of Rockwood, Wayne County, Michigan, do hereby certify that the foregoing is a true and complete copy of the Resolution and Ordinance adopted by the Rockwood City Council on the 18 day of November, 2015, the original of which is in my office, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267 of PA 1976, as amended and that the minutes of said meeting will be or have been made available as required by said Act.

  
Colleen Oney, City Clerk

Dated November 18, 2015