

CHAPTER 152: MOBILE HOMES

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§ 152.01 DEFINITIONS.

For the purpose of this chapter the following words and phrases shall have the following meanings ascribed to them respectively.

"MOBILE HOME" and "HOUSE TRAILER." Any vehicle or similar portable structure having been constructed with wheels, whether or not the wheels have been removed, and so designed or constructed as to permit occupancy for dwelling or sleeping purposes.

"TRAILER PARK." An area of land upon which two or more occupied mobile homes are harbored free of charge or for revenue purposes.
(Ord. passed 7-2-69)

§ 152.02 PERMIT OR LICENSE REQUIRED.

No person, firm, or corporation shall park or cause to be parked any mobile home or house trailer to be used for dwelling purposes within the corporate limits of the city without first making application for, and obtaining from the city Building Inspector and Code Enforcement Officer, a permit or license to so park the mobile home or house trailer. The officer is chargeable with inspection of the location and parking of the mobile home, its utility connections, its conformity with the zoning ordinance, and all city regulations.
(Ord. passed 7-2-69) Penalty, see § 152.99

§ 152.03 LICENSE AND PERMIT FEE.

An annual license and permit fee of \$50.00 shall be payable to the city by the owner for each trailer granted a license or permit to be parked. The permit shall be affixed to the mobile home. The period for which each license or permit during the year shall be valid is from October 1 through September 30. No license or permit shall be issued for less than the license year and no refund shall be made for any unused portion of a licensed year. The license or permit shall not be transferable to any other person or location and shall be

only upon acquisition of a mobile home which replaces a mobile home already licensed and located.

(Ord. passed 7-2-69) Penalty, see § 152.99

§ 152.04 ADDITIONAL FEES.

In addition to the license fee chargeable to the mobile home owner, as set forth in § 152.03, any person, firm, or corporation owning or operating a trailer or mobile home park shall first obtain a permit to do so and shall pay a license fee of \$50.00 for the first trailer located in the trailer park, \$40.00 for the second trailer in the trailer park, and \$10.00 for each additional mobile home located upon the trailer park. The license fee shall be for the same license year of October 1 through September 30.

(Ord. passed 7-2-69) Penalty, see § 152.99

§ 152.05 NOTIFICATION TO BUILDING INSPECTOR.

When any mobile home is parked on a trailer park, each trailer park owner or operator shall notify the Building Inspector and Code Enforcement Officer, in writing, within seven (7) days after the locating within the trailer park. The owner or operator shall also, upon the adoption of this chapter, render a list of the mobile home owners parked on his trailer park. The trailer park owner or operator shall further advise the mobile home owner of the necessity to register and receive a license as stated hereunder within seven (7) days after such parking.

(Ord. passed 7-2-69) Penalty, see § 152.99

§ 152.06 DISPLAY OF LICENSE.

Upon the registration and purchase of the license, the owner shall receive a license registration sticker which shall be affixed to the mobile home in a conspicuous place thereon.

(Ord. passed 9-21-65) Penalty, see § 152.99

§ 152.07 PUBLIC UTILITIES REQUIRED.

All mobile homes or house trailers licensed under this chapter shall be provided with sewer, water, and electrical facilities meeting the standards specified by the city's regulations, and each house trailer or mobile home shall be separately connected to the utilities.

(Ord. passed 7-2-69) Penalty, see § 152.99

§ 152.08 LICENSE REQUIRED FOR UTILITY SERVICES.

No mobile home or house trailer shall be connected to any sewer, water, or electrical facility or served thereby without first obtaining the license herein required, and no utility shall make connection without first determining that a license has been issued hereunder. Upon failure to license any mobile home or house trailer as herein required, the Building Inspector may order discontinuance of water and sewer service until the license is obtained, and the Utility Plant

Board, upon receipt of the order, shall immediately disconnect and discontinue the service.

(Ord. passed 7-2-69) Penalty, see § 152.99

§ 152.09 SANITATION.

All owners of mobile homes and/or owners and operators of trailer parks shall provide a fly-tight metal container for garbage and rubbish and in the same manner as required for other residential units within the city.

(Ord. passed 7-2-69) Penalty, see § 152.99

§ 152.10 AD VALOREM TAX.

The license fee required by this chapter shall be in lieu of city ad valorem taxes on trailers, and no city ad valorem tax shall be imposed upon mobile homes obtaining such licenses and permits.

(Ord. passed 7-2-69)

Cross-reference:

Ad valorem tax, Chapter 94

§ 152.11 DISPOSITION OF FEES.

The proceeds of the collection of the registration license fees shall be deposited in the general fund of the city to be used in the enforcement of this chapter, inspection, parking and regulating mobile homes within the city, and for the purpose of maintaining the city government.

(Ord. passed 9-21-65)

§ 152.99 PENALTY.

(A) Any person in violation of this chapter may be issued a Notice of Violation by a Code Enforcement Officer allowing the offender a specified time to remedy the violation without a fine. If the violation is not remedied, the offender shall be issued a citation by a Code Enforcement Officer. If the Code Enforcement Officer believes that the violation presents a serious threat to the public health, safety, and welfare or, if in the absence of immediate action, the effects of the violation will be irreparable or irreversible, or the violation is a repeated violation, the Code Enforcement Officer may issue a citation without a Notice of Violation. If the citation is not contested by the offender, the following penalties shall apply; however, the Code Enforcement Board may waive all or any portion of said penalty if, in its discretion, the Code Enforcement Board determines that such waiver will promote compliance with Chapter 152.

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| (1) First Offense: | \$ 50.00 |
| (2) Second Offense: | 75.00 |
| (3) All Others: | 100.00 |

(B) If the citation is contested and a hearing before the Code Enforcement Board is required, the following maximum penalties may be imposed at the discretion of the Code Enforcement Board.

(1) First Offense: \$100.00

(2) Second Offense: 150.00

(3) Third Offense: 200.00

(Ord. 21:97, passed 8-25-97)