



Town of Jamestown

Town Clerk's Office

Town Hall

93 Narragansett Avenue

Jamestown, Rhode Island 02835-1199

401-423-9800 Fax 401-423-7230

Email: cfernstrom@jamestownri.net

Cheryl A. Fernstrom, CMC
Town Clerk/Probate Clerk

PUBLIC HEARING NOTICE TOWN OF JAMESTOWN

Notice is hereby given that the Town Council of the Town of Jamestown will conduct a public hearing on **Tuesday, August 16, 2016 at 7:00 p.m.** at the Jamestown Town Hall, 93 Narragansett Avenue on the following proposed amendment to the Code of Ordinances. Opportunity shall be given to all persons interested to be heard upon the matter at the public hearing. The following proposed ordinance amendment is under consideration and may be adopted and/or altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any alteration or amendment must be presented for comment in the course of the public hearing. The proposed amendment is available for review and/or purchase at the Town Clerk's Office between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, excluding Holidays.

Section 1. The Town Council of the Town of Jamestown hereby ordains that the Jamestown Code of Ordinances, Chapter 14 Buildings and Building Regulations Article V. Responsibilities of Property Owners (new) Sec. 14-100 through Sec. 14-110 (new), as the same may have been heretofore amended, is hereby amended.

The following is a summary description of the proposed amendments:

To provide necessary regulation and control over residential rental units to protect adjacent property owners, occupants and neighborhoods from becoming blighted as a result of inadequate maintenance and lack of security and responsibility by landlords and renters from causing harm to the peace, quiet enjoyment and tranquility of citizens of the surrounding community and town.

Section 2. This Ordinance amendment shall take effect upon its passage.

A copy of the entire amendment, as proposed, is available for review at the Jamestown Philomenian Library, 26 North Road; Jamestown Town Hall, 93 Narragansett Avenue; and online at www.jamestownri.gov.

This meeting location is accessible to the physically challenged. If communications assistance is needed or other accommodations to ensure equal participation, call 1-800-745-5555, via facsimile to 401-423-7230, or email cfernstrom@jamestownri.net not less than three (3) business days prior to the meeting.

FOR ADVERTISEMENT IN THE JAMESTOWN PRESS: August 4th edition.

**PUBLIC HEARING NOTICE
TOWN OF JAMESTOWN**

Notice is hereby given that the Town Council of the Town of Jamestown will conduct a public hearing on **Tuesday, August 16, 2016 at 7:00 p.m.** at the Jamestown Town Hall, 93 Narragansett Avenue on the following proposed amendment to the Code of Ordinances regarding **Chapter 14 – Buildings and Buildings Regulation**. Opportunity shall be given to all persons interested to be heard upon the matter at the public hearing. The following proposed ordinance amendment is under consideration and may be adopted and/or altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any alteration or amendment must be presented for comment in the course of the public hearing. The proposed amendment is available for review at the Town Clerk’s Office between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding Holidays and at www.jamestownri.gov.

Section 1. The Town Council of the Town of Jamestown does hereby resolve that the Jamestown Code Of Ordinances, **Chapter 14 – Buildings and Buildings Regulation**, as the same may have been heretofore amended, is hereby amended by changing the text of the Chapter, as follows:

NOTE: words set as ~~striketrough~~ are to be deleted from the ordinance; words underlined are to be added to the ordinance.

See **Exhibit A**, attached hereto and incorporated herein by reference.

NOTE: amendments to the terms and conditions set forth at Exhibit A may be made based on comments received during the public hearing.

Section 2. The Town Clerk is hereby authorized to cause said changes to be made to Chapter 70 of the Town of Jamestown’s Code of Ordinances.

Section 3. This Ordinance shall take effect upon its passage.

Ad Date(s): _____

Publication Source: Jamestown Press

Hearing Date: _____

Action: _____

Certified: _____

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Exhibit A

CHAPTER 14 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE V. – RESPONSIBILITIES OF PROPERTY OWNERS

Sec. 14 – 100. – Residential Rental Unit Registration - Purpose.

This chapter is enacted for the purpose of providing necessary regulation and control over residential rental units to protect adjacent property owners, occupants and neighborhoods from becoming blighted as a result of inadequate maintenance and lack of security and responsibility by landlords and renters from causing harm to the peace, quiet enjoyment and tranquility of citizens of the surrounding community and town.

Sec. 14 – 101. - Definitions.

Words and phrases used in this chapter shall have the following meanings, unless otherwise clearly indicated by the context:

RENTAL UNIT: A structure, dwelling unit or portion of a dwelling unit thereof providing living facilities for one or more persons, including provisions for sleeping.

REGISTRAR: The Town Clerk of the Town of Jamestown.

RESIDENTIAL RENTAL: A lease or other arrangement, written or verbal, for the occupation of a rental unit.

SHORT-TERM RESIDENTIAL RENTAL: A lease or other contractual arrangement for the occupation of a dwelling unit for 90 days or less; provided, however, that this term does not include an extension, including a month-to-month extension, granted without an intervening period of non-occupancy to tenants currently occupying the rental unit under a written lease for a term of more than six months.

Unless otherwise defined in this section, words and phrases shall have the meaning stated in Article 82-103 of the Zoning Code, if defined therein.

Sec. 14 – 102. - Applicability.

The provisions of this chapter shall apply to each and every Rental Unit except (1) hotels and motels; (2) group homes, community residences, family day care homes, congregate housing, and bed and breakfast establishments permitted.

1 Sec. 14 – 103. - Registration Required.

2
3 Each and every Rental Unit, or part(s) of, which are let, leased, rented or
4 otherwise occupied, in whole or in part, via lease or other arrangement, written or oral,
5 shall be registered by the record property owner(s) or his or her agent with the Registrar
6 before any tenant occupies the Rental Unit.

7
8 Sec. 14 – 104. - Registration Form.

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10 A rental registration form shall be filed with the Registrar for each and every
11 Residential Rental of a Rental Unit located in any property located in the town on a form
12 prepared by and provided by the Registrar. The rental registration form shall contain at
13 least the following information, and such other information which the Registrar deems
14 useful and necessary to further the purposes of this chapter: the name and permanent
15 mailing address of the record owner(s) of the Rental Unit and their emergency
16 contact/property manager’s contact information, who must be available within thirty (30)
17 minutes after any contact by any town official.

18
19 Sec. 14 – 105. - Registration Term.

20
21 A residential registration shall be valid from May 1 to the following April 30,
22 except that an initial registration filed after May 1 shall be valid from the date of
23 registration until the following April 30.

24
25 Sec. 14 – 106. - Filing Requirement.

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27 On or before May 1 of each year, the record owner of a Rental Unit subject to this
28 chapter shall file a rental registration form with the Registrar.

29
30 Sec. 14 – 107. – Fees.

31
32 Any fees assessed pertaining to this program can be found in the Town’s
33 Schedule of Fees, Appendix C, of the Town’s Code of Ordinances.

34
35 Sec. 14 – 108. - Occupancy Limits of Residential Rentals.

36
37 Residential Rental of a Rental Unit shall be limited to two adult persons per
38 bedroom, in addition to any minor child, family member or ward, between the hours of
39 1:00 a.m. and 6:00 a.m.

40
41 Sec. 14 – 109. – Landlord/Owner’s Obligations.

42
43 Posting of Ordinances: The record owner(s) of any Rental Unit shall post, in plain
44 view and in a conspicuous place at the main entrance within the Rental Unit, a notice
45 containing the full text of any and all ordinances of the town pertaining to noise, keeping
46 dogs on a leash, parking, trash maintenance and disposal, and occupancy limits, and any

1 other ordinance requirement which the Registrar may deem appropriate from time to
2 time. Printed form notices to meet this requirement shall be available at the office of the
3 Registrar.

4
5 Sec. 14 – 110. - Enforcement: Penalty and Fines For Violations.

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7 Any property owner found to be in violation of any provision of this article shall
8 be fined as follows:

- 9
10 (1) The first offense shall be punished by a fine of \$50.00.
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12 (2) The second offense within any twelve month period shall be punished by a
13 fine of \$200.00.
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15 (3) The third offense and each subsequent offense within any twelve month
16 period shall be punished by a fine of \$500.00.
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19 Sec. 14 – 111 – 120. – Reserved.
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