

**Town of Riverdale Park, Maryland
Resolution 2007-OR-03**

Whereas, the Town of Riverdale Park has become aware of the construction of apartments in existing single family homes, and

Whereas, currently, there are no protections afforded to the persons renting such apartments, and

Whereas, currently, there are no protections afforded to persons renting single family homes from members of their immediate families,

Therefore, be it resolved to amendment Chapter 55, "Rental Licensing and Inspection", of The Code of Riverdale Park as follows: (Deletions are shown by strike through and new language by bold italic.)

§ 55-1. Purpose.

The purpose of this chapter is to protect the health, safety, and welfare of the general public by:

(a) Establishing minimum standards, in accordance with the Prince George's County Housing Code and applicable town ordinances, for basic equipment and facilities for light, ventilation, space heating, and sanitation; structural soundness for safety from fire; for space, use, and location; for safe and sanitary maintenance; and for cooking equipment in all single family rental units/dwellings;

b) Establishing the responsibilities of owners and occupants of single family rental units/dwellings ***and of owner-occupied houses where additional dwelling unit(s)/apartment(s) has been added to an existing single family home;*** and

(c) Providing for administration, enforcement, and penalties.

§ 55-3. Definitions.

The terms used in this chapter are defined as follows:

"Town" is the Town of Riverdale Park.

"Town administrator" is the town administrator of the Town of Riverdale Park.

"Code enforcement officer" is the code enforcement officer of the Town of Riverdale Park.

Apartment: See "Dwelling Unit"

Apartment, Efficiency: A "Dwelling Unit" comprised of one (1) main room (enclosed floor space) used for living, dining, and sleeping purposes; one (1) kitchen; one (1) bathroom; and accessory enclosed floor spaces, such as closets and pantries

Degrees of Relationship: The following chart shows degrees of relationship. The number next to the title shows the degree of relationship. Anyone who is directly related by blood within the 1-2-3 range, related by adoption within the 1-2-3 range, or related by marriage (including stepchildren, in-laws, etc.) in the 1-2-3 range constitute relatives within the third degree of relationship.

**Table of Consanguinity
Showing Degrees of relationships**

Owner/Lessee	1. Parents	2. Grand Parents	3. Great Grand Parents	4. Great-Great Grand Parents
1. Children	2. Brothers/Sisters	3. Uncles/Aunts	4. Great Uncles/Aunts	5. Great-Grand Uncles/Aunts
2. Grand Children	3. Nephews/Nieces	4. First Cousins	5. First Cousins Once Removed	6. First Cousins Twice Removed
3. Great Grand Children	4. Grand Nephews/Nieces	5. First Cousins Once Removed	6. Second Cousins	7. Second Cousins Once Removed
	5. Great-Grand Nephews/Nieces	6. First Cousins Twice Removed	7. Second Cousins Once Removed	8. Third Cousins
		7. First Cousins Thrice Removed	8. Second Cousins Twice Removed	9. Third Cousins Once Removed
			9. Second Cousins Thrice Removed	10. Third Cousins Twice Removed
				11. Third Cousins Thrice Removed

Dwelling: A "Building" used for living facilities for one (1) or more "Families."

Dwelling Unit: A "Building" (or part of a "Building") used as a complete and independent living facility for only one (1) "Family," which includes permanent provisions for living, sleeping, eating, cooking, and sanitation. (Abbreviated as "d.u.")

Family:

(A) An individual maintaining a household in a "Dwelling Unit"; or

(B) Two (2) or more individuals related by blood, adoption, or marriage within three degrees of relationship (including a "Foster Home" relationship other than a "Group Residential Facility") who maintain a common household in a "Dwelling Unit"; or

(C) Not more than five (5) individuals (excluding servants), all or a part of whom are unrelated to one another by blood, adoption, or marriage, and who maintain a common household in a "Dwelling Unit."

"Minimum standards" are the provisions of the Prince George's County Housing Code, as amended from time to time and applicable town ordinances.

"Rental unit" for purposes of this chapter shall be defined as any rented room or group of rooms in a structure forming a single habitable unit that is used or intended to be used by one or more occupants for living and sleeping. *See "Dwelling Unit".*

"Rental dwelling" for the purposes of this chapter shall be defined as a structure being occupied or intended to be occupied by a single family and/or one or more individual(s) who are not the legal owners of record of the property.

"Local agent" is a Maryland resident appointed by the owner to supervise and/or care for the property and to respond to any violations concerning the property.

§ 55-4. License required prior to occupancy; exceptions.

(a) The legal owner of record of any rental unit or rental dwelling located within the town shall not, except as provided by the terms of a temporary certificate issued upon application for a rental license, permit or allow such unit or dwelling to be occupied without first having obtained a rental license from the town.

(b) All rental units within a single family dwelling shall be individually licensed in accordance with this chapter.

(c) Any owner of record of a multi-family apartment house, as defined in § H-210.0 of the Housing Code, shall be exempt from this section upon showing to the town administrator or the person(s) or firm designated by the Mayor and Council that the owner has obtained a license or temporary certificate issued pursuant to § 13-181 of the Housing Code Chapter and shall be governed by Chapter 56 of the Town of Riverdale Park Code.

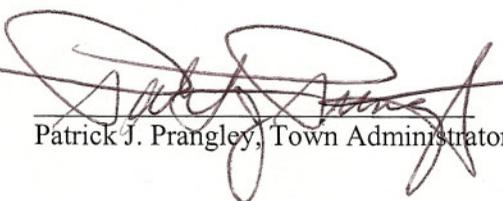
(d) Any single family dwelling that is occupied by a legal owner as a principal place of residence containing no more than one (1) rental unit/dwelling shall be ~~exempt from~~ **subject to** the provisions of this chapter.

~~(e) Any rental unit/dwelling leased by a legal owner to a relative related to the owner to the second degree of consanguinity or less — that is, grandparents, parents, children, grandchildren, aunts and uncles, nephews and nieces, and first cousins — shall be exempt from the provisions of this chapter.~~

Introduced: February 5, 2007

Approved: March 5, 2007

Effective: March 25, 2007


Patrick J. Prangley, Town Administrator


Vernon S. Archer, Mayor