



Charter Township of Union
Community and Economic Development
Rental Housing

ESSENTIAL INFORMATION FOR RENTAL PROPERTY OWNERS
RENTAL GUIDELINES

BEFORE YOU BUY

Safeguard your investment by checking each potential rental with Union Township Rental Inspector to make sure it meets Zoning Ordinance Requirements.

➤ **LICENSURE**

- Is the property licensed for a rental?
- Does it meet the requirements of Union Township's Housing Licensing Code, 20-04?

➤ **LEGAL OCCUPANCY**

- How many tenants does the ordinance allow?
- Will the rent from the legal number of occupant's cash flow the purchase of the property?
- Would the zoning ordinance support an increase in the current number of residents?

➤ **PARKING**

- How many parking spaces are there?
- Is the number sufficient to park the vehicles of all renters?
- Is there room to expand parking If necessary?

ZONING AND LEGAL OCCUPANY

Legal occupancy is set according to the Zoning Ordinance requirements for minimum lot size, minimum square footage per occupant and available parking as well as building size and layout.

The maximum occupancy of a property is three (3) unrelated persons. A zoning variance must be submitted and approved prior to any occupancy greater than three (3).

PARKING

Parking requirements vary according to housing density. All parking shall comply with Union Township zoning regulations.

GENERAL REQUIREMENTS OF THE RENTAL INSPECTION ORDINANCE

All rental units in Union Township will be regulated by the Housing Licensing Code, 20-04. Owners and agents should be aware of the following general requirements of the code and be sure tenants understand and comply:

- **FURNITURE:** Furniture or appliances designed for indoor use may not be placed on porches or anywhere outside the residence.
- **LITTER:** All areas around a residence must be kept in a clean and sanitary condition.
- **ACCUMULATION OF TRASH:** Bagged refuse, household furnishings and construction debris must be disposed of within six (6) days, after which a civil infraction ticket may be issued to both resident and owner.
- **TRASH COLLECTION:** Landlord must provide a dumpster or garbage pickup information.
- **RENTALS WITH TRASH CARTS:** Carts must be stored in garages or side yards with approved screening.
- **RECYCLING:** Many items, such as glass, #1 and #2 plastics, cans, paperboard and cardboard may be recycled which will reduce the amount and thus the cost of trash disposal. See a list of acceptable materials on the Isabella County website at www.isabellacounty.org/recycles/index.html or call (989) 773-9631.

Properties with one (1) to three (3) single-family units have weekly pick-up on the same day and in the same place as trash. Multi-unit complexes may offer their own programs or residents may drop off acceptable items free of charge at the Material Recovery Facility (MRF) on East River Road. For more information call MRF at (989) 773-9631.

- **LAWN MAINTENANCE:** Lawns higher than 12" may be cut by a contractor of Union Township without notice and cost billed to the homeowner.
- **PARKING:** Vehicles of residents and guests must be parked on a prepared driveway or in the street. No parking is allowed in yards, across sidewalks, or between sidewalk and curb.
- **ANIMALS:**
 - House and yard area must be kept free of animal wastes.
 - Dogs may run free when confined in a pet owner's yard; otherwise, they must be always leashed.
 - Pet owners are responsible for picking up any excrement their animal(s) might leave.
 - A total of no more than four (4) dogs and/or cats are allowed in any residence in the Township.

➤ **RESPONSIBILITIES OF OWNER:**

- Provide new tenants with a clean, healthy and safe dwelling unit.
- Maintain the dwelling unit and premises in a clean, safe, sanitary condition and kept in good repair.
- Keep equipment, fixtures and furnishings in good repair.
- Provide and maintain solid waste storage containers.
- Keep all structures on the premises clean, orderly, and well-painted.
- Provide a parking area that complies with the Zoning Ordinance.

➤ **RESPONSIBILITIES OF TENANTS:**

- Properly dispose of trash each week as required.
- Notify the owner in writing of any condition they believe violates the Union Township Ordinance.
- Keep the facilities clean and use them properly. This includes keeping the yard clean and keeping all indoor furniture and appliances off the porch and out of the yard.
- Maintain legal occupancy and not sublet the unit without the owner's approval.
- Comply with the nuisance party ordinance 1991-10.