

CITY OF LUDLOW ORDINANCE NO. 2016-8

AN ORDINANCE AMENDING SECTION 110 OF THE CITY OF LUDLOW CODE OF ORDINANCES.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Ludlow, Kentucky as follows:

SECTION I

That Chapter 110 of the City of Ludlow Code of Ordinances is hereby amended as follows:

§ 110.01 DEFINITIONS.

(A) *Meaning of certain words.* Whenever the word **BUILDING, BUILDING UNIT, DWELLING, DWELLING UNIT, PREMISES** or **STRUCTURE** are used in this chapter, the word used shall be

construed as though it is followed by the words "or any part thereof or any premises accessory thereto." Words used in the singular include the plural and the plural the singular, the masculine gender includes the feminine and the feminine the masculine.

(B) *Undefined words.* Words not specifically defined in this chapter shall have the common definition set forth in a standard dictionary, or the city's Housing Code, Property Maintenance Code, Nuisance Code, statewide Building Code, or the statewide Fire Safety Code.

(C) *Generally.* For purposes of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

AGENT. Any person who operates or conducts a business for and on behalf of another.

BUILDING. A fixed construction with walls, foundation and roof, such as a house, factory, apartment building and garage.

BUILDING INSPECTOR. Staff of the Northern Kentucky Area Planning Commission, or other such person as is designated by the City Administrative Officer - to include, but not be limited to. Building Inspectors, Housing Inspectors, and Fire Inspectors.

BUSINESS. Includes all trades, occupations, professions, or services engaged in, carried on, or pursued in this city. Any business located within the corporate limits of the city is construed to be transacting all business in the city.

(a) The following shall be construed as a business: the rental of residential or commercial properties.

(b) The following shall not be construed as a business:

1. Any non-profit entity that engages in a trade, occupation, or service from which the net proceeds are used for a charitable purpose.
2. Any person who sells at an event sponsored by the city, School Board, or other entity which is considered non-profit pursuant to IRC § 501(c)(3), items created, manufactured, or assembled by that person.
3. Rental of residential real estate when the renter (landlord) occupies the structure as their residence and is renting no more than one other unit (a duplex) in the same structure.

DILAPIDATED. In a state of disrepair, so that it may no longer be adequate for the purpose for which it was originally intended.

DWELLING UNIT. Any enclosed space wholly or partly used or intended to be used for living and sleeping, whether or not cooking and eating facilities are provided: provided that temporary housing as hereafter defined shall not be classified as a ***DWELLING UNIT.*** Industrialized housing and modular construction, used or intended for use of living and sleeping purposes shall be classified as a ***DWELLING UNIT.*** ***DWELLING UNIT*** shall not include a room in a hotel, motel, suite hotels, or bed and breakfasts, that primarily rent rooms on a daily basis, if properly registered as such with the City of Ludlow, County of Kenton and the Commonwealth of Kentucky.

FIRE SAFETY CODE. The National Fire Code of 1979, and all amendments, thereto, as the same may be amended from time to time.

HABITABLE ROOM. A room or enclosed floor area used or intended to be used for living or sleeping purposes, excluding bathrooms, water closet compartments, basement laundries, furnace rooms, utility rooms of less than 50 square feet of floor space, connecting corridors, stairways, closets, storage spaces, unheated areas, and workshops and hobby areas, the floor level of which is more than three feet below the exterior grade immediately outside the walls of such room.

HOUSEHOLD. One or more individuals living together in a single dwelling unit and sharing common living, sleeping, cooking and eating facilities.

KENTUCKY BUILDING CODE. The statewide Building Code adopted pursuant to KRS 198B.010 *et seq.*, as maybe amended from time to time.

LUDLOW BUILDING REGULATIONS. Chapter 150 of the Ludlow Code of Ordinances, as amended from time to time.

NUISANCE CODE. Chapter 91 of the Ludlow Code of Ordinances, as amended from time to time.

OCCUPANT. Any individual having possession of a premises or any individual over one year of age, living, sleeping, cooking or eating in or having possession of a dwelling unit.

OPERATOR. Any person who has charge, care, control, or management of a building, or part thereof, in which building units are let.

OWNER. Any person who, alone or jointly or severally with others: (1) Shall have legal title to any premise, building, or building unit, with or without accompanying actual possession thereof: or (2) Shall have charge, care, or control of any premise, building, or building unit, as owner or agent of the owner, or any executor, administrator, trustee, or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this chapter and the rules and regulations adopted pursuant thereto, to the same extent as if he or she were the owner.

PERSON. Any individual, firm, corporation, association, partnership, cooperative, or governmental agency.

PREMISES. A platted lot or part thereof or unplatted lot or parcel of land or plat of land, either occupied or unoccupied by a dwelling or other structure, and includes any such building or part thereof, accessory structure or other structure thereon.

RESIDENT. Any adult residing within the City of Ludlow.

SAFETY. The condition of being reasonably free from danger and hazards which may cause accidents or disease.

SUPPLIED. Paid for, furnished by, provided by or under the control of the owner-operator, or agent.

TEMPORARY HOUSING. Any tent, trailer, mobile home, or any other structure used for human shelter which is designed to be transportable and which is not attached to the ground, to another structure, or to any utility system and which remains on the same premises for more than 30 consecutive days.

UNIT. A room or a group of rooms located within a building forming a single habitable unit.

(Ord. 2001-17, passed 1-10-2002; Am. Ord. 2002-3, passed 3-28-2002; Am. Ord. 2006-15, passed 9-28-2006; Am. Ord. 2011-6, passed 4-14-2011; Am. Ord. 2012-5, passed 3-8-2012; Am. Ord. 2014-10, passed 8-14-2014)

§ 110.02 IMPOSITION OF FEE.

(A) There is levied and established an annual business license fee upon all persons doing business or conducting any business in this city. No person shall conduct any business within the corporate limits of the city without first having paid the established fee and having obtained the prescribed license therefore.

(B) Any person engaging in a business or occupation other than the rental of real property, shall pay an annual business license fee of \$100.

(C) There is levied and established an annual rental license fee upon all persons or businesses who own rental property within the city. No person or business shall be allowed to rent out, or have occupied, parcels of real property within the corporate limits of the city without first having paid the established rental license fee and having obtained the prescribed license therefor. One rental license shall be required for each

rental dwelling unit. Additionally, the City of Ludlow shall have authority to exercise its own regulatory powers under this Chapter, including the power to issue, deny, renew, or suspend any rental dwelling license, with respect to any dwelling unit.

(D) Any person or business applying for a rental license within the city shall pay a fee of [~~\$100 a year~~] \$25.00 per unit, per building for said rental license and said fee is to be made payable to the city of and paid directly to the office of the City Clerk at the City Building, or other such place housing the office of the City Administrator and/or City Clerk.

(E) A separate rental license fee shall be paid as directed in division (D) for each individual parcel of real property owned by the person or business seeking the rental license.

(Ord. 2001-17, passed 1-10-2002; Am. Ord. 2007-11, passed 11-8-2007; Am. Ord. 2011-6, passed 4-14-2011; Am. Ord. 2012-5, passed 3-8-2012; Am. Ord. 2014-10, passed 8-14-2014)

§ 110.03 DISPOSITION OF PROCEEDS.

The license fee levied and established in this chapter shall be used to defray the city's costs of inspecting to keep an accounting of all businesses, to insure that all businesses in the city obtain business licenses, and to generally fund the city's attempts to regulate, inspect, and inventory those businesses in the city. The funds collected pursuant hereto shall be placed in the General Fund of the city for these purposes.

(Ord. 2001-17, passed 1-10-2002; Am. Ord. 2011-6, passed 4-14-2011; Am. Ord. 2012-5, passed 3-8-2012; Am. Ord. 2014-10, passed 8-14-2014)

§ 110.04 APPLICATION FOR LICENSE CERTIFICATE.

(A) Any person desiring to conduct a business in this city shall make a written application each year to the City Clerk-Treasurer of the Kenton County Office of License Inspector upon the prescribed form. Upon payment of the fee, the City Clerk-Treasurer or the Kenton County Office of License Inspector shall thereupon issue to the applicant a license certificate authorizing him or her to carry on or conduct that business. All license certificates issued hereunder shall be in form approved by the City Attorney or the Kenton County Office of License Inspector and among other things shall bear on the face of thereof the name of the licensee, the place in which business is authorized, the type of business to be conducted, the period for which the license is granted, the date of issue, and shall be signed by the City Clerk-Treasurer or his assistant.

(B) Any person or business desiring to rent out, let or lease parcels of real property or units contained therein shall make application each year to the office of the City Clerk upon the prescribed form. Upon payment of the fee and inspection, if applicable, by the city, the City Clerk shall thereupon issue to the applicant a license certificate authorizing said person or business to conduct said business of renting, letting or leasing such property, or unit contained therein. All license certificates shall be presented by the business, its designated agent or the individual owner or agent, immediately, upon demand by the city or any of its designees and/or agents.

(C) No person shall rent, offer for rent, or allow to be occupied any rental dwelling unit unless the owner has first obtained a rental dwelling license as provided herein. One rental dwelling license shall be required for each rental dwelling unit.

(D) The application for any business license or rental dwelling license shall be renewed, via written application, on an annual basis.

(Ord. 2001-17, passed 1-10-2002; Am. Ord. 2007-12, passed 11-8-2007; Am. Ord. 2011-6, passed 4-14-2011; Am. Ord. 2012-5, passed 3-8-2012; Am. Ord. 2014-10, passed 8-14-2014)

§ 110.05 STANDARDS FOR ISSUANCE OR DENIAL.

(A) Upon receipt of ~~an~~ a written application for a license certificate or rental dwelling license, an investigation of the applicant's business reputation and moral character shall be made.

(B) The application shall be approved unless this investigation discloses tangible evidence that the conduct of the applicant's business would pose a substantial threat to the public health, safety, morals, or general welfare. In particular, tangible evidence that the applicant:

(1) Has been convicted of a felony, high misdemeanor, or crime of moral turpitude;
or

(2) Has made willful misstatements in the application; or

(3) Has committed prior violations of statutes or ordinances which directly relate to the occupation or which the license is sought; or

(4) Has committed prior fraudulent acts; or

(5) Has a record of continual breaches of solicited contracts; or

(6) Has an unsatisfactory moral character will constitute valid reasons for disapproval of an applications; or

(7) The applicant has pending against the applicant a citation from the Code Enforcement Officer/Zoning Administrator or a finding of a violation by the Code Enforcement Board which has not been resolved, including unpaid or outstanding fines;
or

(8) The applicant has had three findings of violations made against the applicant by the Code Enforcement Board in a 12 month period preceding the application; or

(9) The applicant is not current in city taxes and/or fees.

(10) The applicant, if not a resident of Kenton County, Kentucky, fails to designate, in writing, to the licensing authority of the city, the name and address of his or her agent within the city, who is authorized to receive notice that there may be a violation of the provisions of this chapter, or for other service of process pursuant to this chapter.

(Ord. 2001-17, passed 1-10-2002; Am. Ord. 2011-6, passed 4-14-2011; Am. Ord. 2012-5, passed 3-8-2012; Am. Ord. 2014-10, passed 8-14-2014)

§ 110.06 DISPLAY OF LICENSE CERTIFICATE.

Every person licensed to carry on or conduct a business as provided in this chapter shall maintain his or her license certificate prominently displayed in some conspicuous place wherein the licensed business is being conducted, or, if the licensee shall be a transit or operate from place to place on foot or by a vehicle, the licensee shall carry the certificate on his or her person or displayed in the vehicle.

(Ord. 2001-17, passed 1-10-2002; Am. Ord. 2011-6, passed 4-14-2011; Am. Ord. 2012-5, passed 3-8-2012; Am. Ord. 2014-10, passed 8-14-2014)

§ 110.07 DUE DATE; DURATION OF LICENSE.

(A) All business license fees shall be due and payable on July 1 and shall extend through the calendar year to the following June 31 of a particular year. The tax shall be computed upon a pro rata monthly basis based on the number of month remaining in that year's tax period. However, no tax shall be paid for a period of less than three months.

(B) The rental license must be purchased each year on or before April 15 and will be valid through April 14 of the following year. The rental license will not be prorated.

(Ord. 2001-17, passed 1-10-2002; Am. Ord. 2011-6, passed 4-14-2011; Am. Ord. 2012-5, passed 3-8-2012; Am. Ord. 2014-10, passed 8-14-2014)

§ 110.08 TRANSFERABILITY.

The license certificate provided for in this chapter may be transferred from one person to another, only upon application by the transferor and approval of the City Clerk-Treasurer. Each application for transfer must be accompanied by the license certificate issued to the transferor. The fee for effecting and recording any transfer shall be \$3.

(Ord. 2001-17, passed 1-10-2002; Am. Ord. 2011-6, passed 4-14-2011; Am. Ord. 2012-5, passed 3-8-2012; Am. Ord. 2014-10, passed 8-14-2014)

§ 110.09 MULTIPLE LOCATIONS.

Any person engaged in one business at more than one location within the city, or engaged in more than one business within the city, shall be required to pay the fee or tax and obtain a license for each location, or for each business, or for each rental dwelling unit, if applicable, for which a license is required hereunder.

(Ord. 2001-17, passed 1-10-2002; Am. Ord. 2011-6, passed 4-14-2011; Am. Ord. 2012-5, passed 3-8-2012; Am. Ord. 2014-10, passed 8-14-2014)

§ 110.10 TAX LIABILITY FOR FEE.

Any person holding himself or herself out by sign, advertisement, or other representation, including the use of a "For Rent" sign, to be engaged in any business, including the rental of real property, shall be construed and deemed actually engaged in that enterprise, and shall be liable for the fee imposed herein. Any local agent or local proprietor of a nonresident owner of a business requiring an occupational license shall be liable for the fee levied upon that business the same as if he or she were the owner thereof.

(Ord. 2001-17, passed 1-10-2002; Am. Ord. 2011-6, passed 4-14-2011; Am. Ord. 2012-5, passed 3-8-2012; Am. Ord. 2014-10, passed 8-14-2014)

§ 110.11 DELINQUENT PAYMENTS.

Any fee unpaid when due and remaining unpaid for 30 days thereafter, shall have added thereto a penalty of 10% and interest on the principle sum at the rate of 8.5% per annum from the due date until paid.

(Ord. 2001-17, passed 1-10-2002; Am. Ord. 2011-6, passed 4-14-2011; Am. Ord. 2012-5, passed 3-8-2012; Am. Ord. 2014-10, passed 8-14-2014)

§ 110.12 REVOCATION.

(A) No license certificate shall be issued or permitted to be used unless the licensee is in compliance with all applicable ordinances of the city, including the zoning ordinance, and all applicable state laws, including all regulations and licensing requirements of the County Health Department. The licensee must also be current on all city taxes and fees and not have pending a citation issued by the Code Enforcement Officer/Zoning Administrator or any unresolved finding of violations by the Code Enforcement Board.

(B) Any and all licenses issued pursuant to this chapter shall be subject to revocation by the City Council for cause without remitting any part of the fee paid. Cause for revocation shall include the unfitness of the trade, occupation, business, or profession due to the commission of illegal acts or the commission of acts inimical to the public welfare, including the maintenance of a nuisance on the business premises. A written complaint from three responsible adults, from the Chief of Police or from the Code Enforcement Officer/Zoning Administrator, shall constitute a nuisance. A citation issued by the Code Enforcement Board that shall be unresolved shall also be cause for revocation.

(Ord. 2001-17, passed 1-10-2002; Am. Ord. 2006-16, passed 9-28-2006; Am. Ord. 2011-6, passed 4-14-2011; Am. Ord. 2012-5, passed 3-8-2012; Am. Ord. 2014-10, passed 8-14-2014)

§ 110.13 RIGHT TO APPEAL LICENSE DENIAL OR REVOCATION.

(A) In case any applicant has been denied a business or rental license certificate, or if his or her business or rental license has been revoked or suspended, the applicant or licensee as the case may be, shall within three business days have the right to appeal to the Code Enforcement Board from the denial, revocation, or suspension. Notice of appeal shall be filed in writing with the City Clerk who shall fix the time and place for a

hearing which shall be held not later than 30 days thereafter. An administrative fee of \$25 shall be paid to the City Clerk for each notice for appeal.

(B) The City Clerk shall notify the appellant and the Code Enforcement Board of the time and place of the hearing, in writing, at the address provided by such license applicant or licensee, as the case may be, not less than 48 hours in advance thereof. A majority of the members of the Board shall constitute a quorum to hear the appeal.

(C) The appellant may appear and be heard in person or by counsel.

(D) If, after hearing, a majority of the Board present at the meeting declare in favor of the applicant, the license shall be issued or, fully reinstated as the case may be; otherwise the order appealed from shall become final.

(Ord. 2001-17, passed 1-10-2002; Am. Ord. 2006-17, passed 9-28-2006; Am. Ord. 2007-13, passed 11-8-2007; Am. Ord. 2011-6, passed 4-14-2011; Am. Ord. 2012-5, passed 3-8-2012; Am. Ord. 2014-10, passed 8-14-2014)

§ 110.14 APPEALS.

(A) An appeal from any final order of the Code Enforcement Board may be made to the Kenton County District Court within 30 days of the date the order is issued. The appeal shall be initiated by the filing of a complaint and a copy of the Code Enforcement Board's order in the same manner as any civil action under the Kentucky Rules of Civil Procedure.

(B) If no appeal from an order of the Code Enforcement Board is filed within the time period set forth in division (A) above, the order of the Code Enforcement Board is deemed final.

(C) On any appeal to the Kenton District Court, the appeal shall be a de novo hearing pursuant to the laws of the Commonwealth of Kentucky.

(Ord. 2006-18, passed 9-28-2006; Am. Ord. 2011-6, passed 4-14-2011; Am. Ord. 2012-5, passed 3-8-2012; Am. Ord. 2014-10, passed 8-14-2014)

VIOLATIONS

§ 110.20 RESPONSIBILITIES OF OWNERS.

(A) No person shall let to another person for occupancy any unit unless it is clean, sanitary, safe and complies with all applicable laws and ordinances, including the Ludlow Building Regulations, Property Maintenance Code, Nuisance Code, Kentucky Budding Code, and the Fire Safety Code.

(B) Every owner of a building containing two or more units shall maintain in a clean and sanitary condition any shared entrances or shared stairways or public areas.

(C) Every owner of a building containing one or more units shall maintain the public sidewalks, curbs, and grassy areas contiguous to the rental property in a safe condition free of patent defects and dangerous conditions.

(D) Every owner of a building containing one or more units shall comply with the provisions of the City of Ludlow Code of Ordinances, including the removal from the premises all brush, weeds, including ragweed, dead or dying trees, stumps, roots, obnoxious growth, filth, garbage, trash and debris.

(Ord. 2014-10, passed 8-14-2014)

§ 110.21 INSPECTION.

(A) The Building Inspector, Code Enforcement Officer, Fire Chief or his designee, or any other authorized building inspector pursuant to Section 110.01 (C) shall enforce the provisions of this subchapter and is authorized and directed to make inspections pursuant to a request from the Code Enforcement Board, pursuant to a request for inspection made by the owner, the owner's agent, or a tenant or other occupant: based upon credible evidence presented to the Building Inspector of violations or non-compliance with this chapter obtained through a lawful entry to the building or premises by a law enforcement officer or fire personnel; in response to a complaint that an alleged violation of the provisions of this chapter may exist; or, when the Building Inspector has valid reason to believe that a violation of this chapter has been or is being committed.

(B) The Building Inspector, as defined in Section 110.01 (C) is authorized to enter and inspect all premises subject to the provisions of this chapter for the purpose of determining whether there is compliance with its provisions. The Building Inspector may enter any dwelling unit and the common areas used by the tenant in that dwelling unit at the tenant's invitation without the consent of the owner or owner's agent. All rental dwelling units may be subject to a mandatory inspection by a Building Inspector as defined in Section 110.01(C) on an annual basis or based upon any other standardized rental dwelling unit inspection schedule not exceed once a year or be less than once every three years as determined by the City of Ludlow.

(C) An exterior inspection of a rental dwelling and an interior inspection of common areas and each rental dwelling unit within the rental dwelling shall be made where a Building Inspector, Fire Inspector or other authorized inspector pursuant to Section 110.01 (C) observes the existence of any of the following rental dwelling conditions

1. One or more broken windows, or an open area where a window should exist
2. visible exterior damage to the roof of the rental dwelling
3. Visibly damaged or missing gutters
4. One or more visibly damaged and/or rotting exterior stairs
5. One or more visibly damaged and/or rotting exterior porches or balconies
6. visibly damaged exterior walls
7. Excessive weeds or grass
8. A prohibited trash set out

9. A violation of licensing standards pursuant to this chapter

~~[(C)]~~ (D) The owner, occupant, or other person in charge of premises, upon presentation of proper identification by the Building Inspector, shall give the Building Inspector entry and unfettered access to every part of the premises. If access is refused, the Building Inspector may apply for an appropriate court order to gain access.

(E) Upon notice of violation or a citation being issued, the owner of the real property has a duty to have a re-inspection(s) performed to demonstrate compliance with all city ordinances and state laws. There is in place a fee schedule for re-inspection, said schedule is as follows:

1. For a first re-inspection the fee shall be \$25.00

2. For a second re-inspection the fee shall be \$50.00

2. For a third or subsequent re-inspection, the fee shall be \$100.00

All re-inspection fees are due and payable to the City of Ludlow and said fees are to be mailed or otherwise delivered to the City Clerk for the City of Ludlow, Kentucky.

(Ord. 2014-10, passed 8-14-2014)

§ 110.22 NOTICE OF VIOLATION AFTER INSPECTION.

(A) Whenever the Building Inspector determines that any premises or dwelling unit fails to meet the requirements set forth in this chapter, he or she shall issue a notice setting forth the alleged violations of this chapter and advise the owner or his or her designee, that such violation must be corrected. This notice shall:

(1) Be in writing;

(2) Set forth the alleged violations of this chapter;

(3) Describe the dwelling unit where the violations are alleged to exist or to have been committed;

(4) Provide a reasonable time, generally not to exceed 30 days, for corrections to be made;

(5) Notify the owner or his or her designee of the premises or dwelling unit responsible for compliance with the alleged violation by certified mail at the address provided on the license application, or if none provided, to the address of record with the Kenton County Property Valuation Administrator's office; and

(6) State the time limit for correcting the violation, typically 30 days, and describe the procedure and time limit to apply for a re-inspection, reconsideration or a formal hearing.

(B) At the end of the period of time allowed for compliance, the Building Inspector shall reinspect the premises or dwelling unit described in the notice.

(Ord. 2014-10, passed 8-14-2014)

§ 110.23 REPAIRS AND OTHER CORRECTIVE ACTION AFTER NOTICE OF VIOLATION.

Whenever an owner of any premises or dwelling unit fails, neglects, or refuses to make repairs or other corrective action, the Building Inspector may either apply to the court for appointment of a receiver to collect rents and make repairs, or proceed in accordance with the ordinances relating to demolishing dilapidated or dangerous buildings.

(Ord. 2014-10, passed 8-14-2014)

§ 110.24 APPLICATIONS FOR HEARING ON INSPECTION VIOLATION; APPEALS PERTAINING TO INSPECTIONS OR NOTICES OF VIOLATIONS.

(A) (1) Any person aggrieved by any notice or order of the Building Inspector issued under this chapter may file a petition setting forth his or her reasons for contesting the notice or order with the City of Ludlow Code Enforcement Board (hereinafter referred to as the "Board"), within five days of receipt of such notice or order of the Building Inspector. The petition shall state the address where mailings pertaining to the hearing and/or appeal should be mailed.

(2) Upon receipt of the petition, the Board shall set a date for a hearing and shall notify the petitioner of such date by certified mail.

(3) At the hearing the petitioner shall be given an opportunity to show cause why the notice or order of the Building Inspector should be modified or withdrawn or why the period of time permitted for compliance should be extended.

(4) After the hearing, the Board may affirm, modify, or reverse the notice or order of the Building Inspector and may grant an extension of time for the performance of any act required where there is practical difficulty or undue hardship connected with the performance of any act required by the

provisions of this chapter and that such extension is in harmony with the general purpose of this chapter to secure the public health, safety, and welfare.

(B) In addition to the other remedies herein, any license issued under this chapter may, with notice to the holder thereof, and after hearing, be revoked or suspended by the Board, if it is found by the Board that a chronic or criminal nuisance exists upon the property in compliance with the applicable provisions of the City of Ludlow Nuisance Code.

(Ord. 2014-10, passed 8-14-2014)

§ 110.99 PENALTY.

(A) Any person conducting a business in this city without first having paid the fee to the appropriate authority and having obtained a license therefor, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in a sum not less than \$10 nor more than \$100 for each offense. Each day that a business is conducted without having paid the license fee and having obtained a license, therefore shall constitute a

separate offense. The violation of any provision of this chapter shall likewise be a misdemeanor and, upon conviction thereof, the violator shall be fined in the sum of not less than \$10 nor more than \$100.

(B) Any person or business found to be in violation of any section of the rental license requirements as contained within this chapter shall be deemed to have committed a civil offense and shall be fined not less than \$100 per day, per violation and not more than \$500 per day, per violation until said violations are abated. For purposes of this chapter, each day that an individual or business is engaged in the renting, letting or leasing of real property without having first paid the license fee to the appropriate authority and having obtained the proper license therefor shall constitute a separate offense.

SECTION II

This Ordinance shall be in full force and effect from and after its passage and publication which may be in summary form according to law.

SECTION III

All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, if any, hereby repealed.

CITY OF LUDLOW, KENTUCKY

By: _____
Kenneth Wynn, Mayor

Attest: _____
Laurie Sparks, City Clerk

First Reading: _____

Second Reading: _____

Publication: _____