

Hartford Township, Van Buren County, Michigan  
 Ordinance Number 23  
 Regulation of Year Round Occupancy of Trailer Coaches, Mobile Homes and  
 Relocatable Homes (outside of established Trailer or Mobile Home Parks.)

An ordinance to regulate year round occupancy of trailer coaches, mobile homes and relocatable homes (outside of established trailer or mobile home parks).

The Township of Hartford, Van Buren County, Michigan ordains:

**Section 1. Compliance with Michigan Mobile Home Commission.** That in order to protect the safety, health, and prosperity, comfort, convenience and welfare of the public, each trailer coach, mobile home and pre-manufactured dwelling structure hereinafter set up in the Township (outside of trailer or mobile home parks), shall contain a seal or other proof of inspection as provided in Act 419 of the Michigan Public Acts of 1976 (M. S. A. 19.855 et seq) as Mended; that same was manufactured and constructed under standards promulgated by the Federal Department of Housing and Urban Development pursuant to the Federal Manufactured Housing Construction Act of 1974, being 42 U. S. C. 5401 to 5426, as Amended; and shall further be set up or installed pursuant to the manufacturer’s recommended set up and installation specifications or the set up and installations standards promulgated by the Federal Department of Housing and Urban Development pursuant to the aforesaid Federal Act, which set up and installation specifications shall, at the minimum, comply with the Michigan Mobile Home Commission Rules as promulgated under the aforesaid Michigan Act.

**Section 2. Exceptions to Standards.** The foregoing requirements and standards shall not apply to a trailer coach, mobile home or pre-manufactured dwelling located in a licensed mobile home park, except to the extent that same may be required by State law or otherwise specifically required by an Ordinance hereinafter adopted by said Township, pertaining to such parks.

**Section 3. Conflicting Ordinances Repealed.** All other Ordinances or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed, and each section of this Ordinance and each subdivision of any section thereof, is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void, shall not be deemed or held to affect the validity of any other section or subdivision of this Ordinance.

**Section 4. Violations and Penalty Fines.** ~~Any person, firm or corporation who violates or fails to comply with the provisions of this Ordinance shall be deemed guilty of a misdemeanor and shall, upon conviction, be punished by a fine not to exceed \$100.00, and costs of prosecution or by imprisonment in the County jail for a term not exceeding ninety (90) days, or by both such fine and imprisonment, in the discretion of the Court. Each day that a violation of this Ordinance exists shall constitute a separate offense. In addition the Township of Hartford shall have authority to proceed in any Court of competent jurisdiction for the purpose of obtaining injunctive relief or other appropriate remedy to compel compliance with this Ordinance.~~ **\*Amended June 17, 2013 by Ordinance No 38a**

- A. Any person or entity responsible for a violation of this Ordinance, whether as an occupant, owner (by deed or land contract), lessee, licensee, agent, contractor, servant, employee, or otherwise, shall be liable as a principal. Each day that a violation exists shall constitute a separate offense.
- B. Any person, firm, association, partnership, corporation or governmental entity who violates any of the provisions of this Ordinance shall be deemed to be responsible for a municipal civil infraction as defined by Michigan Statute which shall be punishable by a civil fine determined in accordance with the following schedule:

	Minimum Fine	Maximum Fine
1 <sup>st</sup> Offense within 3-year period*	\$ 75.00	\$500.00
2 <sup>nd</sup> Offense within 3-year period*	\$150.00	\$500.00
3 <sup>rd</sup> Offense within 3-year period*	\$300.00	\$500.00
4 <sup>th</sup> or More offense within 3-year period*	\$500.00	\$500.00

\*Determined on the basis of the date of commission of the offense(s).

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- C. Additionally, the violator shall pay costs which may include all expenses, direct and indirect, to which Hartford Township has been put in connection with the municipal civil infraction. In no case, however, shall costs of less than \$9.00 or more than \$500.00 be ordered. In addition, the Township shall have the right to proceed in any court of competent Jurisdiction for the purpose of obtaining an injunction, restraining order, or other appropriate remedy to compel compliance with this Ordinance. Each day that a violation exists shall constitute a separate offense.

**Section 5. Effective Date.** This Ordinance shall become effective on the 26<sup>th</sup> day of March, 1990.

*Adopted by the Township Board of the Township of Hartford, Van Buren County, Michigan February 8, 1990.  
Effective March 26, 1990*