

Hartford Township, Van Buren County, Michigan  
Ordinance Number 26  
Hartford Township Mobile Structure Ordinance

An ordinance to promote the public health, welfare and safety by regulating the use of mobile homes and similar structures for non-residential use.

The Township of Hartford ordains:

**Section 1. Title.** This Ordinance shall be known as the Hartford Township Mobile Structure Ordinance.

**Section 2. Purpose.** The purpose of this ordinance is to promote the public health, welfare and safety in the use of buildings and structures within the Township by regulating the use of mobile homes and like structures for non-residential purposes.

**Section 3. Definitions.** As used in this ordinance, the following words shall have the meaning stated:

- A. Mobile Home: A structure originally designed and manufactured with wheel and axle assembly to permit travel on roadways and with a tongue or other towing device or fixture whether or not said wheels, axles and tongues are attached at the present.
- B. Residential Mobile Home. A mobile home above described which is subject to approval as a residential structure under the provision of the Township Building and Construction Ordinance.
- C. Temporary Home or Temporary Mobile Home. A mobile home which was permitted to be used as a residential structure for a limited period of time, a limited purpose, or until the occurrence of a specific condition by prior action of the Township.

**Section 4. Temporary Storage.** A person shall not store or permit to be stored on any premises which is owned or controlled by them a mobile home excepting a residential mobile home as above designed, and for which a valid permit was secured for the installation of same and which permit has been complied with and remains in effect. Any temporary home or temporary mobile home for which the use permit has expired or which remains on premises following the occurrence of a condition discontinuing its approval as a temporary residential structure shall be removed within ninety days of the date of the expiration of said time or the occurrence of such event.

In the event that a temporary home or temporary mobile home is required to be removed pursuant to the preceding paragraph, the owner of the premises may apply to the Township Planning Commission for an extension of the ninety-day removal period. Said extension shall be solely for the purposes of facilitating the sale of other removal of the temporary home or temporary mobile home. The structure shall not be used or occupied during said period.

A residential mobile home may be temporarily stored on a premise pending its installation provided that a valid permit has been secured for the installation of said mobile home in accordance with the Township Building and Construction ordinances.

This section shall not apply to RVs, travel trailers, and like temporary residential vehicles stored upon an owner's premises which are currently licensed for highway travel. It shall, however, apply to like temporary homes and temporary mobile homes which are not so licensed or which are stored upon a premise other than that of the owner thereof.

**Section 5. Farm Labor Camps.** The provisions of this ordinance shall not apply to approved farm labor camp housing.

**Section 6. Nuisance.** The storage of a mobile home on a premise contrary to the provisions of this ordinance is hereby declared to be a nuisance and an impediment to the public health, welfare and safety of the citizens of the Township. As such, the same shall be abated upon seven days' notice to the person in possession, control or ownership of the premises upon which it is situated. Failure of such person to abate the nuisance by removal of said mobile home shall be a violation of the terms of this ordinance.

**Section 7. Penalty.** ~~The owner or possessor or person in control of the premises where a mobile home is stored contrary to the provisions of this ordinance shall be deemed guilty of a misdemeanor, and may be subject to a fine~~

Hartford Township, Van Buren County, Michigan  
Ordinance Number 26  
Hartford Township Mobile Structure Ordinance

~~by the court not to exceed \$100, imprisonment in the County jail not to exceed 30 days, assess the costs of the Township in enforcing this Ordinance or any combination of the three is the discretion of the court. Further, if the Township should initiate an action to require abatement of said nuisance, the court may order said mobile home removed and disposed of by the Township and that the costs thereof be assessed to the owner or the possessor of the premises and that if the same shall not be paid within 35 days of the date of said assessment that those costs be imposed upon the subject premises as a lien in the nature of a special assessment and shall be included in the property taxes to be collected thereon.~~ \*Amended June 17, 2013 by Ordinance 38a

- A. Any person or entity who violates, disobeys, neglects or refuses to comply with any provision of this Ordinance, or any order issued under the Ordinance, including any conditions imposed thereon, or who causes, allows, or consents to any of same, shall be deemed to be responsible for a violation of this ordinance.
- B. 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.
- C. Any violation of this Ordinance is hereby declared to constitute a public nuisance, and shall constitute a basis for such judgment, writ or order necessary to compel compliance with the Ordinance and/or to restrain and prohibit continuation of the violation, or other appropriate relief in any court of competent jurisdiction, in addition to any other relief or sanction herein set forth or allowed by law.
- D. A violation of this Ordinance is a municipal civil infraction as defined by Michigan statute and 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).

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 8. Effective Date.** This Ordinance shall take effect on the 11<sup>th</sup> day of August, 1996, following its publication as provided by law.

*Adopted by the Township of Hartford, Van Buren County, Michigan on July 11, 1996.  
Effective August 11, 1996.*