

ORDINANCE NO: 629

**AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE EASTON TOWN CODE TO ADD A NEW ARTICLE II TO CHAPTER 13 TO PROVIDE THAT A NOTICE IS REQUIRED WITH ALL REAL ESTATE CONTRACTS AND A PROPERTY AFFIDAVIT IS REQUIRED FOR ALL REAL ESTATE SETTLEMENTS INVOLVING PROPERTY LOCATED IN THE TOWN OF EASTON**

Introduced By: \_\_\_\_\_

**WHEREAS**, the Town of Easton has a rental licensing program that requires all owners of property that are rented to register and obtain a license from the Town; and

**WHEREAS**, the Town of Easton believes it would be beneficial to have a notice regarding the Town's rental registration requirements included in all real estate contracts and an affidavit signed by all grantees of property located in the Town of Easton that identifies the intended type of occupancy and notifies said grantee of the licensing requirement for rental property and the applicable codes; and

**NOW, THEREFORE**, the Town of Easton hereby ordains that:

**Section 1.** Chapter 13, of the Easton Town Code is hereby amended to add a new Article II, to read as follows:

**Article II Notice and Property Affidavit.** (Ordinance 629 effective \_\_\_\_\_)

§ 13-11. **Notice.** A notice in substantially the form set forth in Exhibit A shall be included with all real estate contracts involving property located in the Town of Easton.

§ 13-12. **Property Affidavit.** Upon any transfer of real property by any means, the grantee shall sign a Property Affidavit that shall be substantially the form set forth in Exhibit B. Within 15 days of property transfer, such form shall be delivered to the Town of Easton office.

§ 13-13. **Failure to Comply.** Failure to comply with §13-11 or §13-12 above regarding the Notice and Property Affidavit Form shall not prevent the recording of any document, nor shall it have any effect on the title to real property or any deed, mortgage or deed of trust concerning said property.

(all language in this section is new language)

**Section 2.** In accordance with Article II Section 9 of the Easton Town Charter, this ordinance shall become effective twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor's veto.

Malone -  
Leshner -  
Wendowski -  
Cook -  
Ford -

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
John F. Ford, Town Council President

Delivered to the Mayor by me this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Kathy M. Ruf, Town Clerk

-----  
APPROVED:  
-----

Date: \_\_\_\_\_

\_\_\_\_\_  
Robert C. Willey, Mayor

EFFECTIVE DATE: \_\_\_\_\_, 2013.