

Property Rental Bylaw

VILLAGE OF BEECHY

BYLAW NO. 12-2021

A BYLAW TO PROVIDE FOR THE RENTAL RATE AND CONDITIONS FOR VILLAGE OF BEECHY PROPERTY

The council for the Village of Beechy in the Province of Saskatchewan enacts as follows:

Short Title

1. This Bylaw may be cited as the Property Rental Bylaw

Purpose

2. The purpose of this Bylaw is to provide for rates and conditions for renting a lot owned by the Village of Beechy.

Definitions

3. In this Bylaw:
 - a) "Leasee" means the Village of Beechy
 - b) "Renter" means a person intending to enter into a contract to rent an empty lot from the Village of Beechy
 - c) "Municipality" means the Village of Beechy.
 - d) "Council" means the Council of the Village of Beechy.
 - e) "Minimum Tax" means the tax rate set out in the current tax bylaw for a lot without improvements.
 - f) "Base Tax" means the tax rate set out in the current tax bylaw for a lot without improvements.
 - g) "property" means land or buildings or both;
 - h) "Designated Officer" means an employee or agent of the Municipality appointed by Council to act as a municipal inspector for the purposes of this Bylaw;

Responsibility

4. Unless otherwise specified, the renter of a property shall be responsible for carrying out the provisions of this Bylaw.

Rental Agreement Conditions

5. Village of Beechy Lots shall be rented at a rate equal to the current minimum tax or base tax set via bylaw for a lot without improvements.
6. For lots rented on a monthly basis, the renter shall pay at a rate of 1/12 of the annual minimum tax for a lot without improvements.
7. Payment for rental of a Village of Beechy lot shall be due to be paid to the leasee on or before December 31 of the current year.
8. The renter shall be responsible for all maintenance on a rented lot including but not limited to grass mowing and tree trimming.
9. The renter must comply with bylaw 09-16 known as the nuisance abatement bylaw.

10. The renter and leasee reserve the right to terminate the rental agreement with one months notice to the other party.
11. A for sale sign must remain on the property during the time it is rented unless otherwise authorized.
12. The inspection of property by a designated officer to determine if this bylaw is being complied with is hereby authorized.
13. If the designated officer finds that a person is contravening this Bylaw, the designated officer may, by written order, require the renter of the property to remove their belongings and evict the renter from the property.
14. Inspections under this Bylaw shall be carried out in accordance with Section 362 of *The Municipalities Act*.
15. The designated officer may, in accordance with Section 366 of *The Municipalities Act*, take whatever actions or measures are necessary to remedy a contravention of this Bylaw.

Coming Into Force

16. This Bylaw shall come into force on the final day of its final passing.

MAYOR

(SEAL)

ADMINISTRATOR

Read a third time and adopted
this ____ day of _____,2021

VILLAGE OF BEECHY

Lot Rental Agreement

Rental Agreement Conditions

- Village of Beechy Lots shall be rented at a rate equal to the current minimum tax or base tax set via bylaw for a lot without improvements.
- For lots rented on a monthly basis, the renter shall pay at a rate of 1/12 of the annual minimum tax for a lot without improvements.
- Payment for rental of a Village of Beechy lot shall be due to be paid to the Municipality on or before December 31 of the current year.
- The renter shall be responsible for all maintenance on a rented lot including but not limited to grass mowing and tree trimming.
- The renter must comply with bylaw 09-16 known as the nuisance abatement bylaw.
- The renter and leasee reserve the right to terminate the rental agreement with one months notice to the other party.
- A for sale sign must remain on the property during the time it is rented unless otherwise authorized.

Signature of Renter

Signature of Village of Beechy Representative

Date

Date