

**BOROUGH OF PENNSBURY VILLAGE
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 145 OF 2019

AN ORDINANCE AMENDING ORDINANCE NO. 141 OF 2018 OF THE BOROUGH OF PENNSBURY VILLAGE, ALLEGHENY COUNTY, PENNSYLVANIA, REVISING THE ANNUAL INSPECTION AND REGISTRATION COST AND REVISING THE UNIT INSPECTION REQUIREMENT

WHEREAS, it is the purpose of this Ordinance and the policy of the Council of the Borough of Pennsbury Village, in order to protect and promote the public health, safety and welfare of its citizens, to establish rights and obligations of owners and tenants relating to the rental of certain residential rental units in the Borough of Pennsbury Village and to encourage owners and tenants to maintain and improve the quality of rental housing within the community.

WHEREAS, in recent years, many formerly private owner-occupied units have been turned into residential rental units. Those rental units have often times been rented to individuals who, because they have no ownership interest in the property, have allowed the properties to fall out of compliance with applicable building and fire codes.

WHEREAS, the Council of the Borough of Pennsbury Village further finds that this amendment to Ordinance No. 141 of 2018 is necessary and proper to promote the health, safety and welfare of the general public and that the regulations created by this Ordinance are not unduly harsh or restrictive and are necessary and proper pursuant to the police power of the Borough of Pennsbury Village.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Council of the Borough of Pennsbury Village, hereby amends Ordinance No. 141 of 2018 as follows:

Section 3. Inspection Requirement. Upon application for a license, and prior to issuance of a license on an inspection year, the owner shall schedule an inspection of the residential rental unit(s) with the Code Enforcement Officer. The inspection shall be completed once every two years for each rental unit, upon change of tenant of a rental unit, or upon change of occupancy of a unit from owner occupied to rental unit. Each inspection shall be completed as follows:

A. The Code Enforcement Officer shall inspect the residential rental unit and record the inspection on a written Inspection Report. The Inspection Report shall be signed and dated by the owner of the residential rental unit or the manager who shall be present at the time of the inspection.

B. Subsequent to initial inspection and licensing of any residential rental unit(s), the Code Enforcement Officer shall inspect all residential rental units once a year and record the inspection on a written Inspection Report. The Inspection Report shall be signed and dated by the owner of the residential rental unit or his or her manager who shall be present at the time of the inspection.

C. Owners of any residential real rental unit(s) or his or her manager shall permit access to the unit(s) so that the Code Enforcement Officer may complete all inspections necessary to determine compliance with this and any other applicable ordinances of the Borough. Refusal to allow entry to the residential rental unit(s) by the Code Enforcement Officer shall be a violation of this Ordinance.

4. Annual License Term, Fee and Occupancy Limit.

A. Each license shall have an annual term running from May 1st through April 30th of the year in which it is issued.

B. Upon application for a license and prior to issuance or renewal thereof, each owner/applicant shall pay to the Borough an annual license and inspection fee, in an amount to be established, from time to time, by resolution of the Council of the Borough of Pennsbury Village. The fee to be submitted with the application for a license every odd number year shall initially be Twenty-Five Dollars (\$25.00), for each residential rental unit. The said fee shall be paid by May 1st of each year. The fee to be submitted every even numbered year shall be Sixty-Five Dollars (\$65.00), said fee covering the license and inspection cost. The fee for any other inspection shall cost forty dollars (\$40.00).

C. No license shall be issued if the owner has not paid any fines and costs arising from enforcement of this Ordinance or any of the ordinances of the Borough of Pennsbury Village relating to land use and/or code enforcement, or if any licensing fees under this Ordinance are due and owing the Borough.

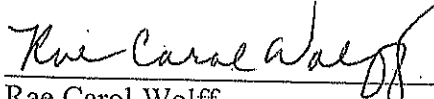
5. Denial of Application. In the event that a license is denied by the Code Enforcement Office based upon owner's failure to comply with the obligations hereunder, the owner shall have the right to appeal to the Borough Council of the Borough of Pennsbury Village within thirty (30) days of mailing of the notice of denial of the application. The hearing before the Borough Council shall be governed by the Local Agency Law.

6. Date of Compliance. All owners of a residential rental unit must file an application for the issuance of a license with the Code Enforcement Officer by May 1, of each year.


ORDAINED AND ENACTED into law by the Borough Council of the Borough of Pennsbury Village, Allegheny County, Pennsylvania, the 13th day of August, 2019.

ATTEST:

BOROUGH OF PENNSBURY VILLAGE

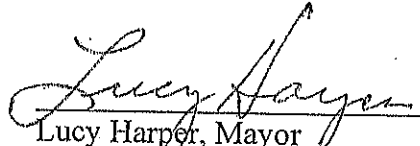


Rae Carol Wolff
Borough Manager

By: 

Barbara Sigler, President
Pennsbury Village
Borough Council

Approved this 13th day of August, 2019.



Lucy Harper, Mayor