

**OFFICIAL**  
**BOROUGH OF PENNSBURY VILLAGE**  
**ORDINANCE NO. 1 of 2025**

**AN ORDINANCE OF THE BOROUGH OF PENNSBURY VILLAGE,  
COUNTY OF ALLEGHENY AND COMMONWEALTH OF  
PENNSYLVANIA, AMENDING CHAPTER 11 BY CREATING A PART 3  
ENTITLED “SHORT-TERM RENTAL ORDINANCE” OF THE  
PENNSBURY VILLAGE CODE OF ORDINANCES ESTABLISHING  
SPECIFIC STANDARDS, REGULATIONS AND PENALTIES FOR SHORT-  
TERM RENTALS IN THE BOROUGH**

**WHEREAS**, the Borough of Pennsbury Village (the “Borough”) is a local municipal government governed by the Borough Code, 8 Pa.C.S. § 101 *et seq.*, and has authority thereunder to enact ordinances to protect the health, safety and welfare of its citizens; and

**WHEREAS**, the Council of the Borough of Pennsbury Village previously adopted Ordinance Number 138 of 2016 on January 1, 2017, as amended, which is codified in the Chapter 11, Part 2 of the Borough of Pennsbury Village Code of Ordinances as the “Rental Unit Licensing & Registration Ordinance.”

**WHEREAS**, the Council of the Borough of Pennsbury Village desires to amend Chapter 11, to establish a new Part 3 entitled “Short Term Rental Ordinance” to establish regulations for short-term rentals within the Borough; and

**WHEREAS**, Council of the Borough of Pennsbury Village recognizes the emergence of short-term rentals, including those accessed through booking websites such as AirBnB and VRBO, as a new accommodations option for travelers, tourists, and short-term transient tenants; and

**WHEREAS**, the Council of the Borough of Pennsbury Village has determined that the health, safety and welfare of the residents of the Borough will be improved by preparing this ordinance to define what a “short-term rental” was, permit short-term rentals in the Borough, and set forth specific criteria to regulate “short-term rentals” within the Borough.

**IT IS HEREBY ENACTED AND ORDAINED** by the Council of the Borough of Pennsbury Village as follows:

**SECTION 1.** Chapter 11, Part 3 of the Borough of Pennsbury Village Code of Ordinances shall be hereby established and shall read as follows:

**§ 301 Title.**

Chapter 11, Part 3 of the Borough of Pennsbury Village Code of Ordinances shall be known as the Borough of Pennsbury Village “Short-Term Rental Ordinance.”

**§302 Definitions.** The Definitions set forth in Chapter 11, Part 2 of the Borough of Pennsbury Village Code of Ordinances, known as the “Rental Unit Licensing & Registration Ordinance,” as amended, are incorporated into this Part by reference. In addition, this Part contains the following definition:

**SHORT-TERM RENTAL-** The use of a Residential Rental Unit in which the owner rents any area of the dwelling unit to one or more individuals in exchange for compensation or fee, including offer of exchange in kind of any type (whether involving overnight accommodations or sleeping quarters) for term less than thirty (30) consecutive days.

**§ 303. General Rule.**

Except as otherwise provided in this Part, Short-Term Rentals shall be subject to the requirements of Chapter 11, Part 2 of the Borough of Pennsbury Village Code of Ordinances, known as the “Rental Unit Licensing & Registration Ordinance,” as amended.

**§ 304. Rental Standards.**

A. Limits.

1. A RESIDENTIAL RENTAL UNIT may not be rented or leased for a term shorter than thirty (30) days unless it is licensed as a Short-Term Rental and complies with the terms of this Chapter and Section, as amended.
2. A RESIDENTIAL RENTAL UNIT may be used as a Short-Term Rental for a maximum of three (3) Short-Term Rentals per LICENSE term (i.e., one calendar year).

**§ 305. License Requirements.**

- A. Every owner who desires to rent a RESIDENTIAL RENTAL UNIT as a Short-Term Rental shall apply for and obtain a Short-Term Rental operating LICENSE. The application shall be in a form as established by the Borough and made available in the Borough Office.
- B. The Application for the Short-Term Rental LICENSE shall contain all of the information set forth in Section 203 of Part 2 of this Chapter, as amended. However, the applicant will not be required to identify current or proposed tenants. Instead, the applicant shall state that the RESIDENTIAL RENTAL UNIT will be used as a Short-Term Rental.
- C. The Borough shall not issue a LICENSE for a Short-Term Rental until an authorized Borough official has inspected the Short-Term Rental and determined that the applicant has complied with all applicable requirements in Section 203 of Part 2 of this Chapter, as amended.

- D. The LICENSE Term and Fee shall be governed by Section 203 of Part 2 of this Chapter, as amended. However, given the unique characteristics of Short-Term Rentals, re-inspections for Short-Term Rental LICENSES are required every six (6) months.
- E. Operation of a Short-Term Rental without the required annual LICENSE is a violation of this Part and will result in violations and penalties as further described in this Part.
- F. The LICENSE issued by the Borough shall constitute full authority to operate the Short-Term Rental in accordance with this Part until the expiration date of the LICENSE or the revocation of the LICENSE for cause.
- G. The LICENSE issued by the Borough shall not be transferable, and any change in ownership, interest or control of the Short-Term Rental shall require a new LICENSE application.
- H. The placard/permit paperwork issued by the Borough shall be posted in a conspicuous place inside the main entrance of the Short-Term Rental

**§ 306. Registration Requirements.**

- A. The Owner shall comply with the Requirement of Section 204 of Part 2 of this Chapter, as amended.
- B. In addition, the owner must provide the Borough Inspection Coordinator with the names, addresses, and phone numbers of each Short-term Rental tenant (including all persons staying at the RESIDENTIAL RENTAL UNIT) five (5) days prior to commencement of every Short-Term Rental.

**§ 307. Records.**

- A. The owner shall maintain and provide on demand the names, addresses, and telephone numbers of all Short-Term Rental tenants who have rented or stayed at the RESIDENTIAL RENTAL UNIT.

**§ 308. Owner's Duties**

- A. The Owner shall comply with the Owner's Duties and Disruptive Conduct requirements set forth in Section 207 of Part 2 of this Chapter, as amended.

**§ 309. Tenants' Duties**

- A. Short-Term Rental Tenants shall comply with the Tenant's Duties and Disruptive Conduct requirements set forth in Section 207 of Part 2 of this Chapter, as amended

**§ 310. Revocation.**

In addition to other remedies and penalties available by this Part and by law, the Borough shall have the right to revoke a LICENSE to operate a Short-Term Rental:

- A. If the property for which the permit has been issued is determined to be unfit for occupancy or use or unsafe; or
- B. If the owner or person permitted to operate a Short-Term Rental fails to comply with the requirements set forth in this Part.
- C. If the owner rents the Property to DISRUPTIVE TENANTS who engage in DISRUPTIVE CONDUCT. Specifically, in addition to the requirements set forth Section 207 regarding disruptive tenants, if three (3) DISRUPTIVE CONDUCT incidents in any 12-month period take place at a RESIDENTIAL RENTAL UNIT owned by the holder the LICENSE, as documented by DISRUPTIVE CONDUCT REPORTS, the Borough shall immediately revoke all of the LICENSES for use of the RESIDENTIAL RENTAL UNIT as a Short-Term Rental held by the owner. The LICENSE to use a RESIDENTIAL RENTAL UNIT as a Short-Term Rental shall not be reinstated for a period of five (5) years. Moreover, the disruptive OCCUPANTS involved in a DISRUPTIVE CONDUCT incident shall not re-occupy any RESIDENTIAL RENTAL UNIT in the Borough for a period of at least five (5) years from the date of eviction.

### **§ 311. Parking.**

- A. Tenants of a RESIDENTIAL RENTAL UNIT being used as a Short-Term Rental may only bring a maximum of two vehicles into the Borough for the duration of the Short-Term Rental. RVs, campers, mobile homes or other vehicles that are too large for the Borough's parking spaces shall not be permitted at a Short-Term Rental.

### **§ 312. Violations and Penalties.**

- A. Any person, firm or corporation who shall violate any provision of this Chapter shall, upon conviction thereof in an action brought before a magisterial district judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues. Any violation of this Chapter that would also violate any Pennsylvania State statute or regulation shall be prosecuted under that Pennsylvania State statute or regulation and not under this Part.

**SECTION 2 - Repealer.** All provisions of Borough of Pennsbury Village Ordinances or Resolutions which are contrary to this Ordinance are expressly repealed.

**SECTION 3 - Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Council of the Borough of

Pennsbury Village that this Ordinance would have been adopted had the unconstitutional, illegal, or invalid sentence, clause, section or part thereof not been included therein.

**SECTION 4 - Effective Date.** This Ordinance shall take effect immediately.

**ORDAINED and ENACTED** into law by the Borough Council of the Borough of Pennsbury Village, Allegheny County, Pennsylvania, this \_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

BOROUGH OF PENNSBURY VILLAGE

\_\_\_\_\_  
Bob Wable  
Borough Manager

\_\_\_\_\_  
Steven Stecko, President  
Pennsbury Village  
Borough Council

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Lucy Harper, Mayor