

**BOROUGH OF NORTHUMBERLAND**  
Northumberland County, Pennsylvania

**ORDINANCE NO. 2000-5**

**AN ORDINANCE ESTABLISHING REGULATIONS FOR THE RESIDENTIAL LEASING OF REAL ESTATE WITHIN THE BOROUGH OF NORTHUMBERLAND; AUTHORIZING INSPECTIONS; ESTABLISHING FEES AND COSTS AND IMPOSING PENALTIES UPON VIOLATORS**

**NOW THEREFORE BE IT ORDAINED AND ENACTED** by the Council of the Borough of Northumberland, Northumberland County, Pennsylvania, and it is hereby ordained and enacted by the authority of same as follows:

**SECTION 1. Name.** This Ordinance shall be named the "Landlord Regulation Ordinance of 2000."

**SECTION 2. Findings.** The Borough Council finds that the ever growing number of residential rental units within the Borough has created a public problem in terms of neglected properties, unsafe living standards, and increased usage of Borough Services. The Borough Council finds it to be in the best interests of the public welfare to regulate residential landlords, require inspection of premises, impose costs therefor, and set penalties for violations.

**SECTION 3. Definitions.**

**Bed and Breakfast.** A dwelling used for the housing of transient guests with or without common eating facilities.

**Group Home.** A dwelling used for the common or collective housing of persons who due to physical, mental, psychological or social problems are incapable of living alone and who live in a group setting under supervision and aide of social workers, medical professionals or other persons.

**Halfway House.** A dwelling used for the common or collective housing of persons under the supervision of a court or board of parole who are living in a group setting as an alternative to incarceration or as a step to return to the community from incarceration.

- Landlord.** Any natural person, corporation, partnership, limited liability partnership or limited liability company which owns residential real estate within the Borough of Northumberland and rents the same to the public or which manages the rental of residential real estate located within the Borough.
- Residential Rental Unit.** A dwelling unit, which may be in a single or duplex home, a multiple unit structure, or apartment house, which is leased for rent to members of the public for monetary consideration.
- SRO Hotel.** An inn, hotel, motel, or other similar entity which rents individual rooms to the members of the public on a weekly, monthly or longer term and which does not provide space.

**SECTION 4. License Required.**

- (A) Subsequent to the effective date of this Ordinance, no Landlord shall enter into a lease for the residential real estate without first making application for the issuance of a residential landlord permit.
- (B) Residential Landlord Permits shall be issued on an annual basis at an annual fee of twenty-five (\$25.00) dollars per residential rental unit. The Borough Manager, Secretary, or designee shall issue the permit provided that: (1) the Landlord has paid the fee required; (2) has had the unit(s) inspected pursuant to Section 6 or has made arrangements to do so; and (3) has demonstrated the existence of at least One Hundred Thousand (\$100,000.00) Dollars of general liability coverage on the unit.

**SECTION 5. Exemptions.** This Ordinance does not apply to commercial properties, residences rented to clergy or religious, bed and breakfasts, group homes, halfway houses, hotels, motels, and SRO Hotels.

**SECTION 6. Inspection Required.**

- (A) Whenever a residential rental unit is rented for the first time or whenever a residential landlord changes tenants, the Landlord shall promptly arrange for the inspection of the premises by the Borough Code Officer or such other person qualified to perform a building inspection approved by the Code Officer or Borough Council. The purpose of the inspection is to ensure compliance with all applicable building, safety, and property maintenance codes.

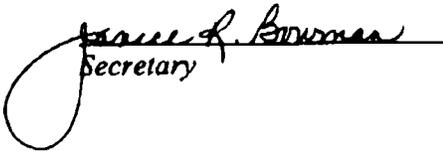
(B) The fee for all inspections hereunder shall be One Hundred Twenty-Five (\$125.00) Dollars. Provided, however, if the Landlord has already paid the License Fee on the inspected unit the inspection fee shall be One Hundred (\$100.00) Dollars and if the License Fee has not been collected at the time of inspection, its charge for that calendar year shall be absorbed into the inspection fee.

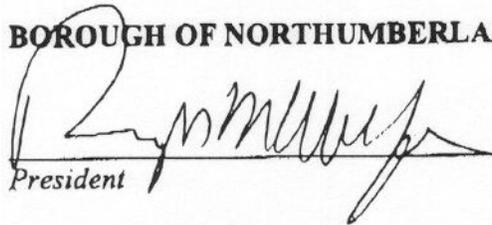
**SECTION 7. Penalties.** Any person or entity which fails to comply with this Ordinance shall be subject to proceedings before a District Justice, and upon a determination of that person or entity's failure to comply with this Ordinance shall be subject to a civil penalty of not less than Two Hundred Fifty (\$250.00) Dollars nor more than One Thousand (\$1,000.00) Dollars, plus costs and the Borough's attorney's fees.

**SECTION 8. Effective Date.** This Ordinance shall be effective January 1, 2001.

ENACTED AND ORDAINED as an Ordinance of the Borough of Northumberland, Northumberland County, PA this 19 day of December, 2000.

BOROUGH OF NORTHUMBERLAND

  
Secretary

  
President

Approved this 19 day of December, 2000

  
MAYOR

