

BOROUGH OF NORTHUMBERLAND
Northumberland County, Pennsylvania

ORDINANCE NO. 2001-__

AN ORDINANCE REGULATING RENTAL UNITS NOT SUBJECT TO
REGULATION BY THE “ Landlord Tenant Regulation Act of 2000,” ESTABLISHING FEES,
AND SETTING PENALTIES

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 “ Rental Regulation Act of
2001.”

SECTION 2. Purpose. The Borough Council finds that the Landlord Tenant Regulation
Act of 2000, Ordinance 2000-5, not yet codified exempts certain types of
rental units from its scope, such as, but not limited to, group homes,
hotels, motels, boarding houses, bed and breakfasts, and units provided to
a clergyperson by their church. The Council finds that the public interest
will be furthered by requiring that these types of rental units also be
subject to annual inspection to ensure compliance with the building,
safety, and property maintainance codes in force in the Borough of
Northumberland. However, many of these types of units are already
subject to inspection by state or federal agencies. Therefore, this
Ordinance will exempt from inspection and fee any unit which is
established by its landlord to be inspected at least annually by a federal or
state agency.

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.
- 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 meals to the guests.

SECTION 4. Inspection Required.

All bed and breakfasts, inns, motels, hotels, boarding houses, single room occupancy hotels, houses provided to clergypersons by their church, halfway houses, and group homes shall be inspected once every twelve (12) months by the Borough Code Officer, or his designee, to ensure compliance with all building, health, safety, and property maintenance codes in effect within the Borough at the time of the inspection. Provided, however, any unit or structure described within which is inspected at least once per twelve months by a federal or state agency for purposes of health and safety is exempt from this ordinance.

SECTION 5 Rate of Inspection Fee and License Fee

All inspections performed hereunder shall be at the rate of One Hundred Twenty (\$125.00) Dollars.

SECTION 6. Exemptions. This Ordinance does not apply to commercial leases.

SECTION 7. Effective Date. This Ordinance shall be effective immediately.

ENACTED AND ORDAINED as an Ordinance of the Borough of Northumberland, Northumberland County, PA this _____ day of _____, 2001.

BOROUGH OF NORTHUMBERLAND

Secretary

President

Approved this _____ day of _____, 2001.

MAYOR

(OFFICIAL SEAL)