

BILL NO. 3-2018
INTRODUCED 7-11-18
ORDINANCE NO.
ADOPTED

THE CITY OF MONONGAHELA
WASHINGTON COUNTY, PENNSYLVANIA
ORDINANCE 3-2018

**AN ORDINANCE OF THE CITY OF MONONGAHELA
TO ESTABLISH A LICENSING AND INSPECTION PROGRAM
FOR RESIDENTIAL RENTAL UNITS**

SECTION ONE. PURPOSE AND FINDINGS.

The purpose of this ordinance and the policy of the City of Monongahela shall be to protect and promote the public health, safety and welfare of its citizens, to establish rights and obligations of owners and occupants relating to residential rental units in the City and to encourage owners and occupants to maintain and improve the quality of rental housing within the community. As a means to these ends, this ordinance provides for a systematic inspection program, registration and licensing of residential rental units, and penalties.

In considering the adoption of this Ordinance, the City makes the following findings:

1. There is a growing concern in the community with the general decline in the physical condition of residential rental units and non-owner occupied properties;
2. The City's Department of Code Enforcement records indicate there is a greater incidence of problems with the maintenance and upkeep of residential properties which are not owner occupied as compared to those that are owner occupied;
3. City records indicate there are a greater number of disturbances at residential units than all other properties combined;
4. City records indicates that violations of the various codes are generally less severe at owner-occupied units as compared to residential rental units;
5. A residential rental inspection program can avoid life-threatening problems, such as lack of functioning smoke detectors, faulty mechanical equipment and inadequate or unsafe electrical equipment;
6. Renter-occupied units are more likely to be attached units than are Owner-occupied units. As a result, code violations in renter-occupied units are more likely to directly endanger neighboring residents;
7. City residents who rent a home deserve the same protections as City residents who own a home;

8. The City of Monongahela recognizes the need for a registration program for residential rental units located within the City in order to ensure rental units meet all applicable building, existing structures, fire, health, safety, and zoning codes, and to provide an efficient system for compelling both absentee and local landlords to correct violations and maintain, in proper condition, rental property within the City.
9. The City recognizes that the most efficient system is the creation of a program requiring the registration of residential rental units within the City as defined in this Section, so that an inventory of rental properties and a verification of compliance can be made by City officials.

SECTION TWO. DEFINITIONS.

As used in this Section, the following terms and words shall have the following meanings, unless the context clearly indicates that a different meaning is intended.

- (a) "DWELLING UNIT" means a building, or portion thereof, designed for occupancy for residential purposes and having cooking facilities and sanitary facilities.
- (b) "LANDLORD" means any person who owns or controls a dwelling, dwelling unit, or rental unit and rents such unit, either personally or through a designated agent, to any person.
- (c) "LAW ENFORCEMENT OFFICER" shall have the meaning as set forth in the Pennsylvania Rules of Criminal Procedure.
- (d) "LICENSE OFFICER" means a Code Enforcement Officer of the City of Monongahela.
- (e) "OWNER" means the legal title holder of a rental unit or the premises within which the rental unit is situated.
- (f) "OWNER-OCCUPIED RENTAL UNIT" means a rental unit that is occupied in whole or in part by an individual whose name specifically appears on the deed for the property where the rental unit is located.
- (g) "PERSON" means any natural individual, firm, partnership, association, joint stock company, joint venture, public or private corporation or receiver, executor, personal representative, trust, trustee, conservator or other representative appointed by order of any court.
- (h) "PREMISES" means a lot, plot, or parcel of land, including the buildings or structures thereon, which also includes dwelling units and dwellings.

