

Dogs

All dogs are required to be licensed annually and rabies vaccine given every 3 years. Dogs off the owner's property must be on a leash and are not permitted to run free. Fines can be issued for non-compliance.

Dog licenses may be obtained from the Centre County Treasurer's Office any time of the year and at the State College Municipal Building during the first quarter of the year.

Dog bites must be reported to the State College Health Department at 234-7191 or the State College Police Department at 234-7150 as soon as possible so that the animal can be quarantined for observation.

Snow Removal

All snow and ice must be removed from the full width of sidewalks within 24 hours after the snow stops falling. The property owner is responsible for having the sidewalks cleared. A fine of \$15.00 is levied for the first violation; the second and each subsequent violation carries a \$35.00 fine. In addition, upon issuance of the third violation, the Borough will make arrangements to have the sidewalks cleared and the property owner billed for the costs. Questions regarding snow removal should be directed to the State College Department of Ordinance Enforcement & Public Health at 234-7191.

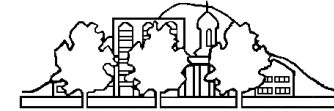
Junk Vehicles

Vehicles not displaying a valid registration (license plate) and/or valid inspection sticker are not permitted to be kept or stored outside of buildings for more than 30 days. Questions regarding junk vehicles should be directed to a Zoning Officer at 234-7193 or 234-7190.

Weeds and Grass

Weeds and grass are not to exceed 6 inches in height or to produce pollen. The ordinance includes all non-woody vegetation except garden vegetables and cultivated flowers. Property owners as well as occupants are responsible for compliance with the ordinance. A warning is issued for the first violation; each subsequent violation carries a \$50.00 fine. In addition, upon issuance of the third violation, the Borough may make arrangements to have the grass/weeds cut and the property owner billed for the costs. Questions regarding weed and grass should be directed to the State College Department of Public Health & Ordinance Enforcement at 234-7191.

July 2009- J:\Health\Handouts\Rental Reference for Landlords.doc



A READY REFERENCE FOR LANDLORDS AND RENTAL PROPERTY OWNERS

www.statecollegepa.us

Dear Property Owner:

This pamphlet has been prepared to provide property owners a reference of local laws and regulations involving rental property. Further information on these laws is available from the State College Department of Ordinance Enforcement & Public Health, 243 South Allen Street, State College, PA. The telephone number is 234-7191.

Rental Housing and Property Maintenance

All rental housing in the Borough is required to have a rental permit and is regulated by the International Property Maintenance Code and Fire Prevention Code. These codes require the property owner to maintain the structure in a safe and sanitary condition. Occupants are required to maintain those areas they occupy in a clean and sanitary condition. Failure to maintain the property may result in a citation and fines. Questions about the codes should be directed to the Code Administration Department at 234-3812. Questions regarding sanitation may be directed to the State College Department of Ordinance Enforcement & Public Health at 234-7191.

Person-In-Charge

Rental Property owners are required to appoint a person-in-charge for their rental properties and notify the State College Department of Ordinance Enforcement & Public Health as to who that person is and the contact information. Property owners who live within 25 air miles of State College may act as their own person-in-charge. Property owners who live further away must appoint someone who is local and is 25 years of age or older. Persons-in-charge are required to notify the property owner of any violations, provide tenants with information on local ordinances and insure compliance with the zoning occupancy limits. Tenant information pamphlets are available from the State College Department of Ordinance Enforcement & Public Health by calling 234-7191 and are available on the Borough's website.

Occupancy of Rental Units

In one and two family rental units, zoning occupancy regulations limit the number of non-related persons. Questions regarding occupancy in one and two family rental units should be directed to the Zoning Officer at 234-7193 or 234-7190. Occupancy in all other rental units is based on the square footage of the units. Questions regarding these units should be directed to the Code Administration Department at 234-3812.

Lawn Parking

Parking a motor vehicle on a lawn or landscaped area outside authorized parking areas is prohibited in all areas of the Borough. This includes private property. Owners of one and two-family rental properties are required to provide parking spaces for their tenants. Questions regarding lawn parking violations should be directed to the Parking Enforcement Office at 278-4769 and questions regarding number of spaces and authorized parking areas should be directed to the Zoning Officer at 234-7193 or 234-7190.

Noise

Noise disturbances are a serious problem in the Borough neighborhoods and excessive noise is considered to be disorderly conduct. Noise violations are strictly enforced by the Police Department and questions regarding the noise should be directed to that Department at 234-7150.

Refuse

Borough ordinance requires all household refuse to be stored in appropriate containers. The ordinance requires properties to be maintained free of accumulated refuse and provides for fines for those in violation. Person(s) who accumulate refuse will be held responsible for its cleanup. When the person(s) are not known, then the property owner will be held responsible. Questions regarding the ordinance should be directed to the Department of Ordinance Enforcement & Public Health at 234-7191. Questions about refuse collection should be directed to the Public Works Department at 234-7135.

Open Burning

Open burning of refuse, building materials, and similar material is prohibited and tenants so informed. A fire for recreational purposes must be in an approved container and a permit obtained ahead of time. Questions regarding open burning and permits should be directed to the State College Department of Ordinance Enforcement & Public Health at 234-7191.

Fire Extinguishers

Every rental unit must have a fire extinguisher in the kitchen area. The extinguisher must be mounted on the wall no higher than 5' from the floor and away from the stove. Apartment buildings and rooming houses are required to have fire extinguishers in hallways. For the requirements about fire extinguishers, contact the Centre Region Code Administration Office at 234-3812.

Recycling

State law mandates that residents recycle selected material and failure to recycle may result in fines. Rental property owners need to remind their tenants to recycle. Questions regarding recycling should be directed to the Centre County Solid Waste Authority at 238-7005 or the State College Department of Ordinance Enforcement & Public Health at 234-7191.

Smoke and Carbon Monoxide Detectors

Smoke and carbon monoxide detectors are required to be installed and maintained in all rental units. For current requirements, contact the Code Administration Department at 234-3812.

Fair Housing

Fair Housing practices are guaranteed by the State College Fair Housing Ordinance. Protection is provided based on the following categories: race, color, religion, age (40 and above), ancestry, national origin, place of birth, sex, sexual orientation, source of income, mental or physical handicap, presence of trained guide or support animals, marital status, and familial status (pregnancy and children). It is unlawful to refuse to sell, lease or otherwise withhold any dwelling; falsely deny housing was available; discriminate in terms of sale, rental occupancy, or in service or facilities; discriminate in financing or advertising; or to intimidate, interfere, or coerce to keep a person from exercising his/her rights under the Ordinance. Questions regarding the Fair Housing Ordinance contact the State College Department of Planning and Community Development at 234-7109.

Rental Housing Permit Suspension

Rental housing that causes a nuisance in a neighborhood by violating local ordinances and state laws may have the rental housing permit suspended. Violations are assigned a point value and when 10 points accumulate at a rental property, the suspension process is initiated. Questions regarding the permit suspension process may be directed to the State College Department of Ordinance Enforcement & Public Health at 234-7191.

Unsanitary Conditions

Property Owners/Person's in Charge needing help with unsanitary conditions caused by tenants may call the Housing Hotline 234-CODE (2633). Calls for assistance will not result in points against the unit.