

ORDINANCE NO. 3 of 2024
**AN ORDINANCE AMENDING CHAPTER 158, ENTITLED LANDLORD-
TENANT REGISTRATION AND INSPECTIONS, OF THE TOWNSHIP CODE
OF ORDINANCES TO AMEND THE INSPECTION REQUIREMENTS**

WHEREAS, the Foster Township Board of Supervisors (the "Supervisors") do hereby wish to amend Chapter 158 of the Code of Ordinances to amend the inspections requirements concerning when inspection of a rental unit is required prior to issuance of a rental permit;

WHEREAS, the Supervisors feel that such an amendment is in the best interest of the Township and its residents, and will promote the health, safety, and welfare of same;

NOW THEREFORE, BE IT ORDAINED AND ENACTED, by the Supervisors that Chapter 158 of the Code of Ordinances is hereby amended as follows:

§158.6. Inspection. Prior to the issuance of a rental permit under this ordinance, the owner of the rental unit shall:

A. For any rental unit rented, or intended to be rented, for a specific term of less than thirty (30) days during any part of a calendar year, permit a Certified Code Official to inspect the rental unit to ensure that the rental unit complies with the 2015 International Property Maintenance Code within either the preceding calendar year or the current calendar year for which a rental permit is sought. The intent of this section is to require inspection of a rental unit, rented for a specific term of less than thirty (30) days, at least once every two (2) years.

B. For any rental unit rented, or intended to be rented, on a month to month, year to year, or a specific term of more than thirty (30) days during any part of a calendar year, permit a Certified Code Official to inspect the rental unit to ensure that the rental unit complies with the 2015 International Property Maintenance Code upon:

- 1) the change of any tenants (adding or vacating) occupying the rental unit; or
- 2) transfer of ownership of the rental unit.

The intent of this section is to require inspection of a rental unit rented for thirty (30) days or longer where there has been either a change of tenants or a change of ownership of the rental unit only. In the event there is a change of tenants occupying the rental or a transfer of ownership of the rental in the calendar year preceding the application for a rental permit, then inspection is required prior to issuance of a rental permit.

C. Permit the Foster Township Code Official access to the rental unit upon request of the Code Official so that the Code Official could ascertain compliance with the other Foster Township Code of Ordinances.

§158.7. Requirements for a Rental Permit. A rental permit shall not be issued by the Code Official unless the owner of the rental unit shows compliance with the following:

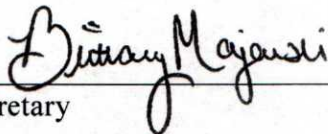
A. 2015 International Property Maintenance Code. A certified and dated inspection report must be filed with the rental permit application that indicates the rental unit has been inspected, prior to submittal of the application or within the preceding calendar year as set forth in section § 158.6 (B) of this ordinance, for compliance with the 2015 International Property Maintenance Code. The report must be prepared by a person who holds current commercial and residential inspection certifications with the Pennsylvania Department of Labor and Industry and has inspected the rental unit to confirm the rental unit complies with the 2015 IPMC.

§158.14. Repealer. All ordinances or parts thereof which are inconsistent with this ordinance are hereby repealed to the extent of their inconsistencies.

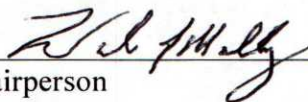
§158.15. Effective Date. This ordinance shall become effective within 60 days following its adoption.

ADOPTED THIS 10th DAY OF April, 2024, by the Foster Township Board of Supervisors.

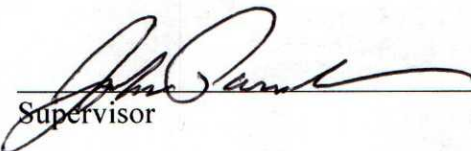
ATTEST:


Secretary

FOSTER BOARD OF SUPERVISORS:


Chairperson


Vice-Chairperson


Supervisor