

NOTICE: On July 28, 2015 at 5:30 p.m. prevailing time, Council for the Borough of West Chester, Chester County, Pennsylvania will hold a public hearing at Borough Hall, 401 East Gay Street, West Chester, Pennsylvania to consider the adoption of, and if approved, Borough Council will adopt at a special meeting held immediately after the public hearing an amendment to Chapter 66 of the Borough Code with the following title:

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE BOROUGH OF WEST CHESTER, SPECIFICALLY CHAPTER 66 TITLED, "HOUSING AND PROPERTY MAINTENANCE", SECTION 66-2.Q WHICH ADOPTED A NEW CHAPTER 10 TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION, TO REGULATE RENTAL DWELLING UNITS AND ROOMING UNITS AND TO REQUIRE A RENTAL LICENSE FOR RENTAL OF RESIDENTIAL DWELLING UNITS AND ROOMING UNITS.

In summary, the Ordinance would adopt new definitions which are used throughout Chapter 10; establish duties for owners of residential rental dwelling units and rooming units in the Borough, such as requiring the designation of a local responsible agent, maintaining the premises in compliance with the applicable codes of the Borough, entering a written rental agreement that contain various terms, responding to complaints from tenants complying with the Landlord/Tenant Act, responding to notices from the Borough if there were incidents of disruptive conduct and taking corrective action to prevent future disruptive conduct, allowing routine inspections by the Borough Code Officials; establishes duties for occupants of residential rental dwelling units and rooming units, such as compliance with all relevant provisions of the Borough Zoning Ordinance and Building Code; not engaging in disruptive conduct as defined in the Ordinance; complying with the written rental agreement; allowing inspections by the Borough Code Officials; requires the owner to obtain a license before renting a residential rental dwelling unit or rooming unit; establishes an annual fee for such rental license fee; sets forth the materials to be included on the application for the rental license; establishes disciplinary action, including written warnings, nonrenewal suspension or revocation of owner's rental license for violating provisions of the Ordinance; explains the types of disciplinary action, appeal rights and procedure for nonrenewal suspension or revocation of a rental license; explains the violation and penalties and imposes a police services cost if the Borough of West Chester Police Department must respond to calls of disruptive conduct.

The full text of the Ordinance is available for inspection without charge at the Borough of West Chester administrative offices, 401 East Gay Street, West Chester, Pennsylvania 19380, Monday through Friday from 8:30 a.m. to 5:00 p.m. A copy of the full text of the Ordinance may be obtained for a charge not greater than the cost thereof. In addition, a certified copy of the proposed Ordinance is also on file and available for inspection by members of the public at the offices of the *Daily Local News*, 250 N.

Bradford Avenue, West Chester, PA and the Chester County Law Library, Chester County Justice Center, Suite 2400, 201 West Market Street, West Chester, Pennsylvania 19380-0989.

Borough of West Chester

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