



CITY COUNCIL

Public Safety Committee

Tuesday, February 20, 2007

Agenda

5:00 p.m.

- | | |
|---|------------------|
| I. Committee of the Whole | 5:00 p.m. |
| -Sewer Plant Treatment Capacity Update
-Revisions to the Black and Veatch Contract | |
| II. Blighted Property Review Committee | 6:00 p.m. |
| -Selection of Members
-Time Line for Appointment to Committee | |
| III. Residential Health and Safety Ordinance Review (PSR) | 6:15 p.m. |
| IV. Housing Issues-Housing Permits | 6:30 p.m. |
| 1. Review of proposed ordinance
2. Review of amended Permit
3. Licensing of Landlord/Tenants
4. Tenant Tax | |

Upcoming Topics

Bottle Club Ordinance – *draft referred to Legislative Aide Committee 1-16*

Housing Issues and Housing Permits (Jan)

Meeting w/ Realtors (Feb)

Property Settlement Review (Feb)

Environmental Advisory Council - EAC (March)

Codes Enforcement (Mar)

Trash Collection (Mar)

Anti Litter Program (Mar)

Renter Licensing & Tax (April)

Fireworks Ordinance – last discussed 8-21 MM to research and provide draft (April)

Update on Citizens Inspection Program (May)

Update on enforcement of both curfew ordinances (May)

Update on enforcement of Disruptive Tenant Ord and Appeal Board (June)

Update on Norfolk Southern codes compliance (June)

Progress report – Demolition Project (July)

Right of Way (ROW) Ordinance (July)

BILL NO. _____ 2007
AN ORDINANCE

AN ORDINANCE AMENDING THE CITY OF READING CODIFIED ORDINANCES CHAPTER 11 – RENTAL OCCUPANCY PERMITS, BY REPLACING REFERENCES TO THE OFFICE OF COMMUNITY DEVELOPMENT WITH CODES ENFORCEMENT OFFICE AND ADDING LANGUAGE PERTAINING TO THE CITY’S ABILITY TO REFUSE THE ISSUANCE OF A HOUSING PERMIT.

SECTION 1. Amending Chapter 11 Rental Occupancy Permits of the Codified Ordinances by replacing references to the Office of Community Development with Codes Enforcement Office and adding the following language as attached:

L. No rental occupancy permit or license shall be issued or renewed to any rental unit unless the property has a valid zoning permit, is free from codes violations, and is current on all City taxes, fees and utility charges. In the event the a permit application is denied, the Codes Enforcement Office will provide the property owner notice in writing of the reasons for the denial within 45 days of the receipt of the permit or renewal application.

SECTION 2. This Ordinance shall become effective ten (10) days after its approval, in accordance with Section 221 of the City of Reading Home Rule Charter.

Enacted _____, 2007

Vaughn D. Spencer, President of Council

Attest:

City Clerk
Submitted to Mayor: _____
Date: _____

Received by the Mayor’s Office: _____
Date: _____
Approved by Mayor: _____
Date: _____

Vetoed by Mayor: _____
Date: _____

Current Housing Permit Ordinance
Chapter 11 - Codified Ordinances

§11-102. Permit Required; Application; Fees; Exemptions.

No person shall let, rent or cause to be occupied any dwelling or dwelling unit, nor shall any person operate a rooming house, or let to another for occupancy, any room in a rooming house unless that person first applies for and obtains a permit issued by the Codes Enforcement Office

A. Applications for rental permits shall be made to the Codes Enforcement Office in the form prescribed. Attached to that form shall be any and all applicable fees.

B. Fees required under this Section shall be computed as follows:

(1) Single rented dwelling or dwelling unit \$50 per year [Ord. 45-2003]

(2) Each single room (rooming house) \$25 per year [Ord. 45-2003]

C. It shall be prohibited to increase said fees through 11/2001.

D. These fees, the permit fees established in subsection (B) shall be waived under the following conditions:

(1) If the owner, or operator, or the spouse, son, daughter, mother, father, sister or brother of the owner or operator occupy the unit.

(2) If the owner or operator is the United States government, the Commonwealth of Pennsylvania, the City of Reading, Pennsylvania or any agency thereof.

(3) If the owner or operator is a corporation or association organized and operated exclusively for religious, charitable or educational purposes, or for one or more such purposes, provided that no part of the net earnings or profits of which inure to the benefit of any private shareholder, individual, corporation or partnership.

(4) Licensed real estate brokers or agents or financial institutions that purchase or acquire dwellings for the sole purpose of resale of the property shall be exempt from obtaining a rental permit.

(5) Persons who have acquired property for the sole purpose of renovating and resale of the property may be exempt from obtaining a rental permit based upon approval of an application for exemption on the form prescribed.

E. The exemptions contained in subsection (C) hereof shall, nevertheless, not exempt owners or operators from compliance with this Part and all other applicable rules and regulations issued in connection with it, unless specifically otherwise exempted herein.

F. Permits shall be issued to be effective as of the July 1 each year and shall continue in effect for 1 calendar year from this date.

G. An application package will be sent by first class mail to last known address of all permit holders by April 30. Notwithstanding, it is the permit holders responsibility to request said application if not received by April 30.

H. Annual renewal applications for permits covered under this section shall be submitted, with the required fees, between May 1 and June 30, of each year. All annual renewal applications received after July 1 of each year shall be subject to a fee double the fee stated in subsection (B) of this Section. The payment of such double fee shall not relieve any person from fully complying with the requirements of the code nor from any penalties prescribed by the code.

I. Every permit issued under this Part shall be maintained by the owner of the

dwelling at all times and shall be produced upon demand to any law enforcement officer with appropriate jurisdiction.

(1) Permits issued under this Part may be transferred to a new owner upon application to the Codes Enforcement Office of the City of Reading.

(2) New owners applying for permits under this ordinance after July 1 but before June 30 of the next year, shall have the cost of those permits prorated according to the number of months remaining in the licensing year, at the time of their request for said permit.

(3) In the event a change of ownership causes a change in the rental status no claim to the City of Reading, Pennsylvania, for a refund of a portion of the rental fee shall be allowed.

(4) New owners taking possession of a property with the capacity of being rented, must apply for rental permits within 10 days of taking possession or within 10 days of settlement, whichever is sooner.

(5) No person shall receive a citation for violating this Section if the person produces, at the office of the issuing authority, within 3 days of such a request, a valid permit, with a correct unit count for the appropriate dwelling. Extensions of time may be granted by the Codes Enforcement Office at its sole discretion.

I. For the purpose of determining the number of units or rooms to be included in a permit, the following definitions shall apply:

(1) Efficiency apartments and rented rooms used for purposes other than sleeping shall be considered a dwelling unit.

(2) Any dwelling unit or room occupied by the owner/operator of a multiple unit dwelling shall be included in the total number of units or rooms, as well as any unit or room occupied by the spouse, son, daughter, mother, father, sister or brother of the owner or operator.

J. No rental occupancy permit or license shall be issued to any rental unit owned or operated by a person residing outside the County of Berks unless there is provided to the Department of Police and Codes Enforcement Office the name, mailing address and telephone number of a designated responsible agent, who has the ability to effectively manage and oversee the operations of rental properties and who resides within the County of Berks and is authorized to accept service of process on behalf of the legal owner of said rental unit. For the purpose of this Section, a post office box is not acceptable for the responsible agent's address. [Ord. 7A-2005]

K. No rental occupancy permit or license shall be issued to any rental unit owned or operated by a person residing outside the County of Berks unless there is provided to the Department of Police and Codes Enforcement Office the name, mailing address and telephone number of a designated responsible agent residing within the County of Berks, authorized to accept service of process on behalf of the legal owner of said rental unit. For the purpose of this Section, a post office box is not acceptable for the responsible agent's address. [Ord. 7A-2005]

(Ord. 36-1998B, 11/9/1998, §1; as amended by Ord. 45-2003, 11/24/2003, §1; and by Ord. 7A-2005, 3/1/2005, §1)

§11-103. Installment Agreement of Sale.

1. Application for registration of installment agreements of sale may be made with the Codes Enforcement Office on the form prescribed. Information required on the form or attached to it shall include:

A. All buyers and seller's name(s) and legal address(es).

B. The property's legal address.

C. Date of the application.

D. All buyer's and seller's notarized signature(s).

E. Copy of the agreement. If a standard agreement is used for multiple properties, one complete copy of the agreement may be presented for review. Copies of all the first and signature pages may be attached to the application.

2. Buyer and seller are obligated to provide the Codes Enforcement Office with notarized documentation of any change in information provided on the application for registration, within 15 days of such change.

3. A registration fee of \$35 must accompany applications for registration.

4. Applications for registration are subject to the approval of the City Solicitor or his assign. Approval will be determined on the basis of the down payment, credit toward equity, settlement and remedy.

5. The approval of the application for registration does not release the owner of all responsibilities for maintenance and code compliance.

(Ord. 36-1998B, 11/9/1998, §1)

§11-104. Required Information.

1. All persons applying for a permit under this Part shall provide the following information operated by a person residing outside the County of Berks unless there is provided to the Department of Police and Codes Enforcement Office the name, mailing address and telephone number of a designated responsible agent residing within the County of Berks, authorized to accept service of process on behalf of the legal owner of said rental unit. For the purpose of this Section, a post office box is not acceptable for the responsible agent's address. [Ord. 7A-2005]

(Ord. 36-1998B, 11/9/1998, §1; as amended by Ord. 45-2003, 11/24/2003, §1; and by Ord. 7A-2005, 3/1/2005, §1)

**CITY OF MANKATO, CITY CLERKS OFFICE, 10 CIVIC CENTER PLAZA,
P.O. BOX 3368, MANKATO, MN 56002-3368**

**NEW APPLICATION FOR RENTAL LICENSE
LICENSE WILL NOT BE PROCESSED UNLESS APPLICATION IS FILLED OUT IN FULL
AND RETURNED WITH PAYMENT**

(Please Type or Print Clearly)

ADDRESS OF RENTAL UNIT: _____

THE PROPERTY IS CURRENTLY VACANT (with the exception of the owner)? ____ YES ____ NO

NAME OF OWNER: _____ PHONE # _____
(first) (middle) (last)

ADDRESS: _____ DATE OF BIRTH: _____
(street address) (city) (state) (zip)

(Please include previous addresses for three years prior to date of application)

PREVIOUS ADDRESS: _____ DATES: _____ to _____
(street address) (city) (state) (zip)

PREVIOUS ADDRESS: _____ DATES: _____ to _____
(street address) (city) (state) (zip)

HAVE YOU EVER BEEN CONVICTED OF A CRIMINAL OFFENSE? ____ YES ____ NO

MANKATO CITY CODE requires a local agent if owner does not live within a 30-mile radius of the City as measured from the Veterans Memorial Bridge. License holders or agents residing in the 30-mile limitation who are not served by the local dialing service, shall provide toll-free telephone access to all tenants and City staff.

NAME OF AGENT (if any): _____ PHONE # _____
(first) (middle) (last)

ADDRESS: _____ DATE OF BIRTH: _____
(street address) (city) (state) (zip)

****Note if owner or agent is a business, include the above information for the principals****

REFUSE HAULER: _____ RECYCLING HAULER: _____
(Required in Triplexes and larger)

**READ THE FOLLOWING CAREFULLY BEFORE CHECKING WHICH TYPE OF RENTAL UNIT APPLIES
CHECK ONE ONLY AND COMPLETE QUESTIONS FOR THAT SECTION**

_____ SINGLE OR TWO FAMILY DWELLING _____ Single-family _____ Two-family
Number of bedrooms in unit #1 _____ Number of bedrooms in unit #2 _____
Size of bedrooms (sq. feet) in unit #1: room 1 _____ room 2 _____ room 3 _____ room 4 _____ room 5 _____
Size of bedrooms (sq. feet) in unit #2: room 1 _____ room 2 _____ room 3 _____ room 4 _____ room 5 _____

R-1 & R-2 Zoning Districts. Two off-street parking stalls are required for each dwelling unit.

Other Residential Districts. Bedroom sizes in each unit are used in calculating off-street parking stalls (each bedroom is considered separately). Failure to meet parking requirement will not permit a rental license. The formula for required parking is as follows:

Bedroom Square Footage	Parking Stalls Required
70 to 119	1
120 to 169	2
170 to 219	3
220 to 269	4
270 <	5

Tandem parking is not allowed in R-1 zoning districts. Limited tandem parking is allowed in other zoning districts. Parking areas are limited to 35% of the front and rear yards. No required parking is allowed in side yards. Size of parking stall = 9' x 19' plus driveway. Minimum of two and maximum of five parking stalls required per dwelling unit. All parking areas and driveways must be hardsurfaced with concrete or asphalt. Recycled asphalt is not an acceptable method of hardsurfacing.

If the property is located in an R-1 or R-2 District the occupancy of the property is limited to Family-Traditional OR Family - Functional. Other types of occupancies are NOT allowed in the R-1 and R-2 Districts. (See definitions below)

1. Family - Traditional. A traditional family means one or more persons related by blood or marriage residing in a single dwelling unit.
2. Family - Functional. A functional family means a collective group of unrelated persons residing in a single dwelling unit, limited to not more than two adult persons, together with their traditional family members of any age.

I have read the above and understand the occupancy limits associated with this property _____
(Applicant's initials)

MORE ON THE OTHER SIDE – MAKE SURE TO READ AND COMPLETE ALL INFORMATION →

_____ APARTMENT(S) (TRIPLEX, FOURPLEX, OR GREATER)
 Two parking stalls required for each unit, 9' x 18' plus driveway.
 Number of units _____
 Number of units which are (1 bdrm _____ 2 bdrm _____ 3 bdrm _____ Other _____)
 Number of stories: _____ Any unit owner occupied? _____ Yes _____ No If yes, which unit? _____

_____ MOBILE HOME - Number of bedrooms _____ Size of structure _____
 Is this owner occupied? _____ Yes _____ No Do renters share any common areas? _____ Yes _____ No
 If yes, which areas? _____
 Number of bedrooms rented: _____

FOR ALL APPLICATIONS:

1. SCALED FLOOR PLAN IS REQUIRED – ATTACH COPY. MINIMUM 8 ½ " X 11" PLAN SIZE.
2. SCALED SITE PLAN IS REQUIRED. DEPICT THE LOCATION OF PARKING STALLS ON THE PROPERTY, DISTANCE TO PROPERTY LINE, SIZE OF PARKING STALLS – ATTACH COPY. MINIMUM 8 ½ " X 11" PLAN SIZE.

I hereby certify that all information contained herein is true and accurate. I hereby grant permission of the City of Mankato to make inspections of the structure listed herein to determine its compliance with City Codes. I agree to maintain the premises to standards, which are set forth by the City of Mankato. I understand that failure to complete the necessary code requirements within sixty (60) days from the date of the initial inspection will result in my application being withdrawn and voided.

I hereby certify that the agent listed herein (if any) is authorized to receive summons and complaints on behalf of the owner. The owner and /or agent agree to promptly notify the City of any change in agent or transfer of ownership.

I certify that I have requested a background check for the agent/property manager listed on this application, pursuant to MN Statutes § 299C.68.

I understand that payment made with this application has been accepted for the purpose of applying for a rental license and that such acceptance does not constitute an automatic granting of a rental license. The rental/occupancy of the property is not permitted until a rental license has been issued and received. I also understand that the application fee will not be refunded if a rental license is denied due to failure of the property to comply with the Zoning Ordinance or the Housing Code. Application will not be processed without signatures and required plans.

APPLICANT'S SIGNATURE: _____ DATE: _____

AGENT'S SIGNATURE: _____ DATE: _____

ZONING ADMINISTRATOR: The property is located in a _____ zoning district. (In R-1 & R-2 zoning districts the occupancy is limited to Family – Traditional or Family – Functional)
 Maximum number of dwelling units allowed on the property _____
 Number of conforming parking stalls located on the property: _____
 A variance was (granted) (denied) for _____ (attached letter)

Inspected by _____ Date: _____

BUILDING INSPECTOR: The structure has been inspected and is in compliance with the City's Housing Code.
 A variance was granted for _____ (attached letter)

Inspector: _____ Date: _____

CITY CLERK: The rental license for this property was issued on _____

TO CASHIERS: This is a NEW RENTAL application. Ring up payment. There should not be a license in the file for this property. If there is, immediately notify the Clerk's Office.

DATE PAID: _____

AMOUNT PAID: _____

CITY OF FRIDLEY
RENTAL PROPERTY INSPECTION DIVISION
FIRE DEPARTMENT
6431 University Avenue, N.E.
Fridley, MN 55432
Office (763) 572-3616 Facsimile (763) 572-8825

APPLICATION FOR RESIDENTIAL RENTAL PROPERTY LICENSE

DATA PRIVACY NOTICE: The data you supply on this form will be used to assess your qualifications for the license. You are not legally required to provide this data, but we will not be able to grant the license without it. If a license is granted, the data you have supplied will constitute a public record and copies may be issued to anyone requesting them. The required data allows us to distinguish you from other applicants; to identify you in our license files; to verify that you are the person who applied for the license; to contact you if any additional information is required; to determine whether you meet any minimum age requirements; and to determine if any conviction you may have on record might affect your suitability as a license holder. Your residence address and telephone will be considered public data unless you request this information to be private and provide an alternative address and telephone number (see below).

Please sign to indicate that you have read this notice.

Signature _____

I request that the "Property Owner Information listed below be considered private data. My public business name, address and telephone number are as follows:

Business Name _____

Address _____

City, State, Zip _____ Telephone Number _____

TO THE CITY COUNCIL OF FRIDLEY, MINNESOTA: The undersigned hereby makes application for a residential rental property license in accordance with Fridley City Code Chapter 220 for the premises described below.
To License Applicant: Please complete all requested information or change incorrect pre-printed information on this application. Please make checks payable to "City of Fridley." Use separate paper, if needed, for your response.

PROPERTY INFORMATION AND DESCRIPTION

Property Address: _____ Number of Rental Units: _____

Legal Description: _____

Total number of paved off street parking spaces: __

(Please specify number and whether outside, enclosed or designated as Handicapped)

Number of rental units having: 1 BR: ____ 2 BR: ____ 3 BR: ____ 4 BR: ____ Other: ____

PROPERTY OWNER INFORMATION (Current Owner MUST Be Listed)

Owner is: () Sole Proprietor () Partnership () Corporation

Company / Complex / Corporate Name: _____

Owner's Name: _____ DOB _____ Phone # _____

Address: _____

City, State & Zip Code: _____

NOTE: If a Partnership or Corporation, names, date of birth and phone numbers for all partners and/or officers **MUST** be included.

Partner / Officer Name #1: _____ DOB _____ Phone # _____

Partner / Officer Name #2: _____ DOB _____ Phone # _____

BUILDING MANAGER, CARETAKER OR AGENT (If different than Owner)

Name & Title: _____ Phone #: _____

Business Address: _____

City, State & Zip Code: _____

(Please complete and sign back portion of this application)

EMERGENCY REPAIRS - MUST Be Completed (The person who is authorized to institute emergency repairs and designated by owner as responsible for property maintenance - May be a resident)

Name: _____ Rental Unit Number: _____

Telephone Number: _____ Hours available at this phone number: From _____ to _____

MORTGAGE COMPANY or LENDER INFORMATION

If property was purchased on a Contract For Deed, please include Vendee information.

Mortgage Company, Lender or Vendee: _____

Business Address: _____

City, State & Zip Code: _____

Telephone Number: _____

TENANT COMPLAINT PROCEDURE (Please describe or attach a description of the process used for receipt and resolution of tenant complaints and inquiries)

RECYCLING SERVICES REQUIRED FOR BUILDINGS WITH MORE THAN 12 RENTAL UNITS

City of Fridley Code Chapter 220, Residential Rental Property Maintenance and Licensing Code, requires owners of buildings with more than twelve (12) rental dwelling units to contract for recycling services (Section 220.09). Please include a copy of that contract with this application.

LICENSE FEE and LATE PAYMENT PENALTY SCHEDULE

License Fee Due \$ _____

The License Fees Due shown in Section 1 of this application are determined from the following schedule:

1 Rental Unit	\$ 41.25	2 Rental Units	\$ 82.50
3 Rental Units	\$ 123.75	4 Rental Units	\$ 165.00
Over 4 Rental Units	\$ 165.00 plus \$ 8.50 for each unit over 4 rental units		

Penalties for late payment of all license fees are prescribed by Fridley City Code Section 11.11, to-wit: "The penalty for late payment of all license fees as shown in Section 11.10 of the City Code shall be 25% of the amount of the fee if received from 1 to 7 days late. If the payment is received more than 7 days after it is due, the penalty shall be 50% of the fee." (Note: Applications received without proper fees will not be processed until those fees are received.)

CERTIFICATION

I hereby certify that no order of the City to repair, correct or improve any part of this or any dwelling unit therein or pertaining to the operation thereof has been issued, or is presently outstanding which has not been fully complied with, to the complete satisfaction of any and all inspection officers of the City, to the best of my knowledge except as follows:

Signature _____ Date _____

FOR CITY USE ONLY

Department	Approved	Denied	Date	Signature
Comm Develop				
Fire Dept				
Police Dept				
City Council				

Date Fees Received	Amount Received	Receipt #	Date License Issued

City of Wilmington

Application for Residential Property Rental License

Thank you for applying for the City of Wilmington Rental License.

Your application **must be completed in its entirety** with all of the required information.

Please note the following items:

- Post office box addresses are not acceptable other than for an override mailing address.
- You must provide a contact person that can be reached 24 hours a day, 7 days a week.
- If there are multiple owners, you must attach a list that includes names, addresses, and telephone numbers.
- All rental properties and the number of units in each property must be listed in the spaces provided on the back of the rental license application.
- The Housing Inspector must approve your application before a license can be issued.

Fees:

- One or two rental units - \$ 50.00
- Three or more units - \$120.00, plus \$10.00 per unit

Fee must accompany the application.

Inquiries:

- For inquiries concerning the application or monetary issues, please call the Finance Department, Earned Income Tax and Business License Division at (302) 576-2415 or (302) 576-2418.
- For inquiries concerning housing or compliance issues, please call the Department of Licenses and Inspections at (302) 576-3030.



Application for Rental License
 City of Wilmington, Delaware
 Department of Finance
 Wage/Business License Division
 800 N. French Street 19801-3537
 (302) 576-2415

--

License Number (Office Use Only)

1. APPLICATION DATE	3. FEDERAL EMPLOYERS ID #
---------------------	---------------------------

3A. If No FEI, Enter Applicant
 Soc Sec. No. ▶

SOCIAL SECURITY NO.

4. License Applied For:
LICENSE TYPE CODE (CIRCLE ONE) <input type="radio"/> ONE/TWO UNITS 3014A <input type="radio"/> THREE OR MORE UNITS 3014
FOR OFFICE USE ONLY

1. BUSINESS START DATE (IN CITY)	4A. SPECIFIC NATURE OF BUSINESS
----------------------------------	---------------------------------

5. BIRTH DATE OF OWNER

6. Property Owner's Information (Actual Physical Location Required. P.O. Box Address is not acceptable)

NAME OF PROPERTY OWNER(S)			
ADDRESS LINE 1			
ADDRESS LINE 2			
CITY	STATE	ZIP CODE	TELEPHONE NUMBER

Additional Required Accounts

Net Profit

Acct # _____

Wage/Head

Acct # _____

Date Added _____

By _____

7. Managing Agent Information: (Actual Physical Location Required; P.O. Box Address is not acceptable) Must have if owner doesn't reside within New Castle County.

NAME OF MANAGING AGENT(S)			
ADDRESS LINE 1			
ADDRESS LINE 2			
CITY	STATE	ZIP CODE	TELEPHONE NUMBER

CONTACT PERSON
FIRST NAME
LAST NAME
TELEPHONE NUMBER

8. Mailing Address: (Address Applicant desires license information & tax forms to be mailed):

NAME OF BUSINESS			
ADDRESS 1			
ADDRESS 2			
CITY	STATE	ZIP CODE	TELEPHONE NUMBER

9. Type of Ownership:

Corporation S - Corporation*

Partnership* Sole Proprietor

Estate Trust Non-Profit (501C3 copy required)

Holding Company, (if exempt under DEL. 1902(B)(5), Title 30 proof of exemption must be attached)

LLC Other

Number of employees anticipated within City of Wilmington per month: _____

For purpose of Disadvantaged Business Program, please check here if you are a Disadvantaged Business Enterprise:

I certify that all information in this application is to the best of my knowledge, true and correct.

DATE	PRINT NAME	SIGNATURE	TITLE	ZONING

Fee (Return Application with Fee) _____ Total Number of Units: _____ HOUSING INSPECTOR APPROVAL**

**REQUIRED SIGNATURE FOR RENTAL LICENSES

Address: _____	Address: _____	Address: _____	Address: _____
Apartment # _____	Apartment # _____	Apartment # _____	Apartment # _____
LR _____ BR3 _____			
DR _____ BR4 _____			
KP1 _____ BR5 _____			
BR1 _____	BR1 _____	BR1 _____	BR1 _____
BR2 _____	BR2 _____	BR2 _____	BR2 _____
Total Number of Occupants _____			

List of Properties

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? Yes No If yes, Date Granted: _____

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? Yes No If yes, Date Granted: _____

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? Yes No If yes, Date Granted: _____

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? Yes No If yes, Date Granted: _____

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? Yes No If yes, Date Granted: _____

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? Yes No If yes, Date Granted: _____

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? Yes No If yes, Date Granted: _____

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? Yes No If yes, Date Granted: _____

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? Yes No If yes, Date Granted: _____

Address: _____ # of Units _____

Zoning: _____ Non-Conforming Use? Yes No If yes, Date Granted: _____

AMENDING THE CITY OF READING CODIFIED ORDINANCES BY ADDING A NEW PART 8 TO CHAPTER 6 - CONDUCT REGULATING THE REAL ESTATE ADVERTISEMENTS FOR SINGLE FAMILY DWELLINGS FOR SALE IN THE CITY.

WHEREAS, the City of Reading is a community enjoying many advantages such as affordable housing; and

WHEREAS, the growth of rental housing has increased the pressure on the City's neighborhoods and housing and has put additional strain on our stable residential neighborhoods; and

WHEREAS, the conversion of single family homes to rental properties has increased quality of life problems such as overcrowding, excess noise, traffic congestion, lack of parking, trash, poor property maintenance and deterioration of housing stock; and

WHEREAS, the City of Reading City Council continues to (1) strengthen the enforcement of the housing and occupancy regulations on rentals and pursue legal action when necessary; (2) increase inspection staff and increase fees so that the inspection program becomes self-supporting; (3) continue to use code enforcement, legislation and appropriate zoning to protect single family residences; and (4) discourage the further conversion of single family homes to rentals; and

WHEREAS, the City of Reading has received complaints regarding advertisements claiming single family dwellings located in the City of Reading could be converted for rental use; and

WHEREAS, the following ordinance will prohibit certain language used in the advertisement of single family homes listed for sale in the City of Reading.

NOW THEREFORE, THE CITY OF READING HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Amending the Codified Ordinances of the City of Reading by adding a new Part 8 to Chapter 6 – Conduct regulating the real estate advertisement of single family dwellings for sale in the City of Reading.

SECTION 2. Declaration of Purpose. The City of Reading City Council finds that the overabundance of the rental properties in the City is increasing quality of life problems and complaints such as congestion, lack of available parking, noise, increased traffic, trash, etc. Council and the Administration continue to strengthen enforcement efforts on housing problems, including placing a moratorium on the conversion of single family dwellings to multi-family rentals. Council has had complaints and has seen real estate advertisements informing prospective buyers that single family dwellings could easily be converted to multi-family rental properties. Therefore, to protect the quality of life of the City's residential neighborhoods Council, through enactment of this ordinance, restricts certain advertisement practices.

SECTION 3. Prohibiting those selling single family homes in the City of Reading from using any language that infers or states that single family homes can be converted to rental properties.

SECTION 4. Requiring the those selling all residential properties to alert the home owner about requirements pertaining to the requirements contained in the Codified Ordinances Chapter 4 Buildings - Historical Districts, and Chapter 27 – Zoning.

SECTION 5. Penalty. Failure to comply with the terms of this ordinance shall result in a fine in an amount of no less than \$1,000.

SECTION 6. This ordinance shall be effective ten (10) days after its adoption and approval by the Mayor, or repassage by City Council over the Mayor’s veto, in accordance with Section 219 of the City of Reading Home Rule Charter, or as set forth in Section 221 of the City of Reading Home Rule Charter.

Enacted _____, 2007

President of Council