

DUTIES OF OWNER(S) OF RESIDENTIAL RENTAL UNITS

Keep and maintain all residential rental units in compliance with all applicable codes, ordinances and provisions of all applicable state laws and regulations, including but not limited to the Borough Zoning Ordinance and Property Maintenance Code

Keep and maintain all premises in good and safe condition.

Be aware of, and act to eliminate disruptive conduct in all residential rental units.

Employ policies to and actually manage the residential rental units under his/her control in compliance with the provisions of this article, Borough ordinances and applicable state laws.

Pay or ensure payment of all real estate taxes, sewer charges, and trash collection fees to insure that such vital utilities are provided.

Obtain and maintain a residential rental unit license.

Provide trash and recyclable collection and disposal services information and instruct tenants of the method of trash and recyclable collection (e.g. curbside or dumpster and day of pickup).

Provide the Borough within ten (10) days of occupancy with the names, physical address and mailing address, if different, of all tenants of the residential rental unit and notify the Borough of changes in the occupancy of the residential unit within ten (10) days thereof.

Take all actions necessary to ensure that each residential rental unit is occupied by only one family. For the purposes of this paragraph, a "family" is defined in the Borough Zoning Ordinance, i.e. Chapter 380, Article I, §380-13.

Require a written rental agreement for each residential rental unit which shall include the names of all permitted occupants. Each lease shall contain a provision and notice to the tenant(s) that if the license for the leased unit is revoked the owner shall have the right to terminate the lease and evict the tenant with thirty (30) days written notice and that tenant agrees this procedure does not violate any section of the Landlord Tenant Act of Pennsylvania. Further, if the lease is so terminated as a result of the owner not complying with the terms of this chapter, owner may be subject to suit by the tenant for damages.

Provide the Borough with all required information for a designated manager when required to do so by this article.

Provide at least one fire extinguisher, minimum UL rating of 2A-10B:C, ABC Dry Chemical, to be placed in the kitchen or in close proximity to the kitchen, either under the kitchen sink or on a wall-mount bracket.

Install ten-year sealed lithium battery smoke detectors at such locations as are required by the Property Maintenance Code, unless the residential rental unit is provided with an operational hard-wired smoke detection system.

It shall be the responsibility of every owner to display the license in the residential rental unit. The license shall include the name, address and telephone number of the owner or designated manager and the date of expiration of the license.

Display the telephone number to call to register complaints regarding the physical condition of the residential rental unit.