

**NOTE:** This is a summary of the Rental Housing Permit suspension procedures and is not intended to be a complete representation of the rental housing permit suspension process. Persons interested in the entire ordinance that has the permit suspension information may find it on the Borough's website at [www.statecollegepa.us](http://www.statecollegepa.us). Questions regarding the ordinance may be directed to the State College Health Department by calling 814-278-4723 or by emailing the Health Officer at [mhenry@statecollegepa.us](mailto:mhenry@statecollegepa.us).



## State College Borough International Property Maintenance Code/2003

### Alterations and Amendments to the Rental Housing Permit Suspension Process Borough Ordinance 1798

- Purpose is to identify and resolve neighborhood nuisance problems arising from repeated violations of laws/ordinances

#### Outline of Permit Suspension Requirements and Process

- All rental properties including fraternities must now have a 'person-in-charge'
- 'Person-in-charge' must live within 25 air miles of State College and other than the property owner, must be at least 25 years old
- The Code Official shall be notified of any changes to the 'person-in-charge' and ownership
- 'Person-in-charge' is responsible for notifying property owner of violations, complying with applicable occupancy limits, notifying tenants of local ordinances and the appropriate Borough agency to contact if there are unresolved problems
- Violations at a property are tracked for a 12 month period
- Each violation that occurs is assigned a point value from 1 to 3

- When 5 or more points accumulate, a notice of violation is sent to the property owner
  - A correction plan is requested in the notice
  - The property owner also has the option to request an informal meeting with the Manager
  - When 10 or more points accumulate, a permit suspension notice is sent and the permit suspension process is initiated
  - Appeal of Suspension Notice
    - Submit in writing within 15 days of notice
    - Borough Manager
    - Rental Housing Revocation Board
    - Court of Common Pleas
  - Defense – eviction of culpable tenants
  - Violations resulting from property owner/manager/tenant requests for assistance will NOT count against the property
  - First suspension – 6 months
  - Second and subsequent suspensions – 1 year
  - Permit suspension commences on 1<sup>st</sup> day following expiration of current lease(s) provided lease isn't longer than 1 year
  - If lease is longer or there is no lease, then permit suspension begins on the 1<sup>st</sup> day following the annual permit renewal date
  - If more points accumulate at a property during a suspension, the suspension may be extended for up to an additional year
  - Maximum number of points that can accumulate against a property in a 24 hour period is 3
- Violations assigned One Point
    - Refuse
    - Grass/weed
    - Recycling
    - Failure to remove snow/ice from walks
    - Property Maintenance Code
    - Dog
  - Violations assigned Two Points
    - Disorderly conduct including noise
    - Alcohol other than furnishing to a minor
    - Drugs
    - Simple assault
    - Harassment
    - Fire Prevention Code
    - Occupancy limits under Zoning
    - Open lewdness
    - Indecent exposure
    - Student Home under Zoning
  - Violations assigned Three Points
    - Furnishing alcohol to a minor
    - Aggravated assault
    - Statutory sexual assault
    - Involuntary deviate sexual intercourse
    - Sexual assault
    - Rape
    - Aggravated indecent assault
    - Possession with intent to deliver controlled substances or look-a-like substances