

WEST MAHANAY TOWNSHIP, SCHUYLKILL COUNTY  
COMMONWEALTH OF PENNSYLVANIA  
**ORDINANCE NO. 2024-2**

AN ORDINANCE OF WEST MAHANAY TOWNSHIP, SCHUYLKILL COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING ORDINANCE 2013-3 ENTITLED “RENTAL LICENSING AND INSPECTION” TO REQUIRE ANNUAL INSPECTIONS, INCREASE FEES FOR REGISTRATION, INSPECTION, RE-INSPECTION, AND PAST DUE BILLS, RESCINDING SECTION 7, AND INCREASING VIOLATIONS AND PENALTIES.

WHEREAS, in 2013 West Mahanoy Township, Schuylkill County, Pennsylvania adopted Ordinance No. 2013-3, Entitled “Rental Licensing and Inspection” to Require Licensing and Inspection of Residential Rental Properties, to Require Payment of Licensing and Inspection Fees, to Provide for Suspension and Revocation of Rental Licenses, to Require Access for Inspections, and to Provide for Penalties and Enforcement.

WHEREAS, West Mahanoy Township desires to Amend Ordinance 2013-3 to require annual inspections of rental properties in Section 5. (b), increase fees contained in Section 6, rescind Section 7 due to duplication, and change violations and penalties contained in Section 23 of Ordinance 2013-3.

NOW, THEREFORE, it is hereby ENACTED and ORDAINED, that Section 5. (b), Section 6, Section 7, and Section 23 of Ordinance 2013-3 is Amended by means of:

**SECTION 5. BI-ANNUAL REGISTRATION; RENEWAL OF RENTAL LICENSE; CHANGE IN TYPE OF OCCUPANCY.**

- (b) Each license for a residential rental property shall be subject to bi-annual renewal (*i.e.*, every two years) and inspections are required annually (*i.e.*, once per year), pursuant to terms of this Article.

**SECTION 6. FEES.**

- (a) Upon application for a certificate of compliance, a Registration fee of One Hundred and Fifty (\$150.00) Dollars shall be paid to the township per residential rental unit.
- (b) An inspection fee of One Hundred and Fifty (\$150.00) Dollars shall be paid to the township per residential rental unit.

- (c) Compliance Re-Inspection. There shall not be a fee set forth for one (1) compliance re-inspection. For any additional inspections there shall be a fee of Seventy-Five (\$75.00) Dollars per residential rental unit paid to the township.
- (d) Any past due bills and/or failure to pay the fees contained in this section shall be deemed as a failure and/or refusal to comply with the provisions contained herein, and will be subject to the penalties contained in Section 23 of this Article.

### **SECTION 7. METHOD AND MANNER OF CERTIFICATION**

- In the original Ordinance 2013-3, there is a duplicate SECTION 7. This duplicate section shall hereby be removed from the original Ordinance for purposes of clarification.

### **SECTION 23. VIOLATIONS AND PENALTIES**

- (a) Any person or persons, corporation, partnership or other entity whatsoever violating any of the provisions of this chapter shall, upon conviction, be subject to the following penalties:
  - 1. A fine of up to but not exceeding One Thousand (\$1,000.00) Dollars; and
  - 2. Revocation of rental license with eviction action of property.
- (b) Every day that a violation of this ordinance continues shall constitute a separate offense, provided, however that failure to register or renew or pay appropriate fees in a timely manner shall not constitute a continuing offense, but shall be a single offense not subject to daily fines.

WHEREFORE, this Ordinance shall become effective upon adoption by the Board of Supervisors approving this Ordinance by signing this Ordinance.

DULY ENACTED AND ORDAINED on this 11 day of ~~Sept~~Sept, 2024 by the Board of Supervisors of West Mahanoy Township.

West Mahanoy Township  
Board of Supervisors

Paul Mace

Paul "Pepper" Martin, Chairperson

Mike Kayes

Michael Kayes, Vice Chairperson

Ty Bar

Anthony Gladski, Supervisor

ATTEST:

Mad Mace

Michael Michalik, Sec/ Treasurer

SEAL