

**ORDINANCE NUMBER 187**

**AN ORDINANCE OF THE TOWNSHIP  
OF BETHEL, DELAWARE COUNTY,  
PENNSYLVANIA AMENDING  
ORDINANCE NO. 176  
THE PROPERTY MAINTENANCE CODE  
AS IT RELATES TO RENTAL PROPERTIES  
AND COMMERCIAL PROPERTIES**

**BE IT ENACTED AND ORDAINED** by the Board of Township Supervisors of the Township of Bethel as follows:

Section 1. A new Section 301.4 is hereby added to read as follows:

Section 301.4 Anyone who rents, leases or lets any residential property, that is not owner occupied, either for money or other monetary compensation, is required to obtain a rental permit. A rental application form, supplied by the Township, is required to be completed and returned to the Township along with the appropriate fees established from time to time by resolution of the board of Supervisors.

The owner or agent of each rental property is required to re-register the property, and have said property inspected, each time there is a new tenant. Each rental property is required to be inspected for compliance with the currently adopted Codes. A rental permit is required BEFORE the dwelling may be tenant occupied.

No rental dwelling shall be occupied by more than FOUR (4) unrelated persons.

Exception (1) Immediate family; similar but not limited to, parents, spouses, siblings; (adopted or legal guardian.)

Exception (2) Existing rental properties are required to register only and must fully comply with the terms of this Ordinance when a new tenant occupies the property.

Section 2. A new Section 301.5 is hereby added to read as follows:

All commercial (non-residential) properties either owner occupied or rented, leased or let, shall be inspected every calendar year. A calendar year is January 1 to December 31.

An information form, supplied by the Township is required to be completed and returned to the Township, with appropriate fees established from time to time by resolution of the Board of Supervisors. A contact person shall be named and be able to respond in a timely manner to any emergency.

The information form shall be completed and returned to the Township no later than March 1 of each calendar year. All inspections must be completed by the end of the calendar year.

ENACTED AND ORDAINED this 8<sup>th</sup> day of September, 2008.

**TOWNSHIP OF BETHEL**

Sharon L. Hannum  
SHARON L. HANNUM

L. Michael George  
L. MICHAEL GEORGE

Alfred E. Groer  
ALFRED E. GROER

Attest:

L. Michael George  
Secretary