

Rental Registration Ordinance

Update: 11/10/2015

What is the purpose of the RR ordinance?

- Promoting public safety and reducing blight and nuisance in the City through regular, systemic enforcement
 - Rental units represent a disproportionate burden on City resources
- Providing the information that will help the City more effectively resolve and rectify community issues

Who is required to register for a RR Permit?

- Dwelling units rented for a period of longer than fifteen days in a thirty day period
 - Exempt: Hotels/Motels, Bed and Breakfasts, Public Housing Units, Certified Rehabilitation Facilities, Dormitories, Long Term Medical Care Facilities, Owner-Occupied Units
- Affordable Housing Units are not required to pay the fee, but are required to register and provide information for a responsible local agent
 - Participation in a housing voucher program does not constitute “Affordable Housing”

How does the program work?

- A permit is required to rent a property to a tenant
 - Name and contact information for the owner, responsible local agent, rent collector, and authorized repairman
 - The Owner/Responsible Local Agent are responsible for compliance with all City ordinances
 - Changes made to ownership or local agent must be listed with the City

- The City will inspect all licensed properties at least once every three years

- The Ordinance will take effect 180 days after PLI publishes regulations for the program

Fee Calculation and Potential Recalculation

- Direct and Indirect costs of the program are \$68.28, we decided to keep the fee at \$65
 - Personnel and Benefits Costs: \$51.07
 - Indirect Costs: \$17.21
- The fee sits toward the middle of a range of fees in Pennsylvania and nationally, some as high as \$100
- A fee analysis is required in the legislation 9 months after implementation to recalculate the fee

Inspections

- Added language guaranteeing an inspection once every three years for licensed properties
- We have calculated the need for 8.57 FTE inspectors to successfully conduct inspections on licensed properties every three years.
 - Of the 13 current inspectors, between half and two-thirds of their work is on rental units
 - Accordingly, the 2016 budget includes support for three additional inspectors
- PLI will work cooperatively with property owners to remediate issues with the goal of having properties remain rentable

Local Agents

- Changes to the ordinance that allow any individual in Allegheny County, not only real estate professionals, to be responsible local agents

Timeline

- Rental Registration Licenses will expire 365 days from the date on which they are issued, instead of all expiring simultaneously
- There will be a six month period between when the regulations for this program are published and when enforcement will begin, giving time