

THE CITY OF MONONGAHELA  
WASHINGTON COUNTY, PENNSYLVANIA  
ORDINANCE 3-2018

**AN ORDINANCE OF THE CITY OF MONONGAHELA  
TO ESTABLISH A LICENSING AND INSPECTION PROGRAM  
FOR RESIDENTIAL RENTAL UNITS**

**SECTION ONE. PURPOSE AND FINDINGS.**

The purpose of this ordinance and the policy of the City of Monongahela shall be to protect and promote the public health, safety and welfare of its citizens, to establish rights and obligations of owners and occupants relating to residential rental units in the City and to encourage owners and occupants to maintain and improve the quality of rental housing within the community. As a means to these ends, this ordinance provides for a systematic inspection program, registration and licensing of residential rental units, and penalties.

In considering the adoption of this Ordinance, the City makes the following findings:

1. There is a growing concern in the community with the general decline in the physical condition of residential rental units and non-owner occupied properties;
2. The City's Department of Code Enforcement records indicate there is a greater incidence of problems with the maintenance and upkeep of residential properties which are not owner occupied as compared to those that are owner occupied;
3. City records indicate there are a greater number of disturbances at residential units than all other properties combined;
4. City records indicates that violations of the various codes are generally less severe at owner-occupied units as compared to residential rental units;
5. A residential rental inspection program can avoid life-threatening problems, such as lack of functioning smoke detectors, faulty mechanical equipment and inadequate or unsafe electrical equipment;
6. Renter-occupied units are more likely to be attached units than are Owner-occupied units. As a result, code violations in renter-occupied units are more likely to directly endanger neighboring residents;
7. City residents who rent a home deserve the same protections as City residents who own a home;

