

# Residential rental unit ordinance up for final vote tomorrow

The Bethlehem Gadfly City government April 20, 2020

 *Latest in a series of posts on City Government* 

Of interest at Tuesday's Council meeting:

Ordinances for Final Passage: Bill 06-2020 –Establishing Article 1738 – Residential Rental Units

Requiring licensing of rental units and inspection every three years.

## Proposed residential rental ordinance

**Residential Rental Unit** –A dwelling unit as defined by the City of Bethlehem Zoning Ordinance, but which is subject to a rental agreement or arrangement between at least one occupant and the Owner. A residential rental unit can be a “single family detached dwelling”, a “single family attached dwelling”, a “single family semi-detached dwelling”, each unit of a “two family detached dwelling”, each unit of a “two family semi-detached dwelling”, or any individual dwelling unit found in a “multi-family dwelling”, as each of these terms is defined by the City of Bethlehem Zoning Ordinance. Residential Rental Units shall not include any property qualifying as any of the following

- any dwelling unit in which the owner resides but allows one or more tenants to share the same dwelling unit occupied by the owner;
- any rooming facility under Article 1735;
- any regulated rental unit under Article 1739;
- any short term lodging facility under Article 1741;
- any hotel or motel, as defined by the City of Bethlehem Zoning Ordinance;
- any hospital or nursing home, as defined by the City of Bethlehem Zoning Ordinance; and
- any bed and breakfast home as defined by the City of Bethlehem Zoning Ordinance.

**License:**

As a prerequisite to furnishing or allowing the occupancy of any RESIDENTIAL RENTAL UNIT, the OWNER of every such RESIDENTIAL RENTAL UNIT shall be required to apply for and obtain a License for each RESIDENTIAL RENTAL UNIT.

**Inspection:**

Every Residential Rental Unit shall be subject to inspection every three years by the CODE OFFICIAL. The inspection may, at the discretion of the City's CODE OFFICIAL, also include the PREMISES generally.