

Dear Property Owner:

October 7, 2015

The Borough of Wyomissing has recently amended the ordinance regulating its Residential Rental Permit program. There are several components to the amendment, which the key points of, are highlighted below.

- Any property that has two inspections performed within a four year period, during which no code violations were observed, no complaints otherwise received, and no change in tenants will be inspected on a three year basis, instead of two.
- Any property that is inspected and not found to have at least one working smoke detector at the time of inspection, somewhere on the property, will be charged a fee of \$25.00.
- Unless twenty-four hour advance notice is provided, any owner or their designated agent that fails to appear for a scheduled inspection will be charged a fee of \$25.00.
- Property owners that resides more than 100 miles outside of the Borough must provide a property manager that resides within 50 miles of the Borough.
- The Borough has adopted a Disruptive Conduct Ordinance, part of which requires property owners and their tenants, to complete and return to the Borough, an addendum to their lease. The addendum will be provided to you by the Borough when your permit renewal paperwork is sent to you. The addendum provides information to the Borough as to whom is responsible for routine maintenance such as grass cutting, snow removal, trash and recycling disposal; that the tenant has been made aware of occupancy limitations and the maximum permitted number of occupants of any given unit; that the tenant shall not engage personally nor permit others on the property to engage in illegal conduct; and that the tenant shall not engage personally nor permit others on the property to engage in disruptive conduct that is disruptive to anyone occupying a different property or a minimum of 50 feet away from the property.

While some of these new regulations may seem onerous for property owners, overall they will help you as a landlord to provide a safe living environment for your tenant, and to protect your investment in your property.

A complete copy of Ordinance No. 1372-2015 may be viewed on the Borough's website, www.wyomissingpa.org, or may be obtained by contacting me at mbare@wyomissingboro.org, or at 610-376-7481. Enforcement of these changes will begin on January 1, 2016.

Should you have any questions regarding the above information, again, please feel free to contact me via email or at Borough Hall.

Sincerely,

Michele Bare
Zoning/Codes Officer
Borough of Wyomissing