



MEMORANDUM

From the Office of the
Township Manager

TO: BOARD OF SUPERVISORS
FROM: CHRISTOPHER BASHORE
RE: ORDINANCE NO. 6 – 2023
DATE: APRIL 18, 2023

Before the Board of Supervisors this evening is proposed Ordinance No. 6 – 2023. This proposed ordinance would amend Chapter 75 (Rental Property) of the Township's Code of Ordinances in order to require inspections of each rental unit upon the change in tenant or at least every two (2) years. Currently, rental units are required to be inspected annually. Please be advised that the owner of a rental unit would still be required to obtain a license from the Township.

The Board discussed this proposed ordinance at the April 4, 2023 meeting and authorized the advertisement. During the discussion at the April 4, 2023, the Board requested some additional information regarding the number of rental units in the Township and the types of violations noted. Please see the information below provided to me by Code Inspections, Inc.:

- There are approximately 2,800 rental units in the Township. This includes the large complexes (e.g., Luxor, The Point, Golf Course Apartments). There are approximately 239 (8%) registered rental units that are not part of a complex.
- The majority of the units inspected in the apartment complexes pass. The ones that fail are usually due to faulty GFCI receptacles (or a regular receptacle being used where a GFCI is required) or a smoke detector that needs a new battery.
- The individual properties fail more often than the ones in the complexes. The items found in these locations are as follows:
 - Faulty/missing GFCIs.
 - Missing/dead smoke and carbon monoxide detectors.
 - Sump pumps and/or HVAC condensate lines draining to the sanitary sewer.
 - Openings on electrical panels.

In speaking with Brian Azeff from Code Inspections, Inc., he indicated that the vast majority of their inspections reveal minor items, but there have been a few that been in general disrepair due to negligent tenants and/or landlords.

The proposed ordinance was advertised in the April 10, 2023 edition of the Daily Local News as required, as well as in the "Ordinances & Resolutions" section of the Township website.

Please let me know if you have questions. Thank you.

WEST GOSHEN TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 6 – 2023

AN ORDINANCE OF THE TOWNSHIP OF WEST GOSHEN, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 75 OF THE WEST GOSHEN TOWNSHIP CODE, TITLED “RENTAL PROPERTY”, TO AMEND SECTION 75-9.A TITLED, “INSPECTION OF RENTAL UNITS” TO REQUIRE BIENNIAL INSPECTIONS AFTER THE INITIAL RENTAL LICENSE IS ISSUED.

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of West Goshen Township, that the Code of the Township of West Goshen, specifically Chapter 75, titled, “Rental Property”, shall be amended as follows:

SECTION 1. The first paragraph in Section 75-9.A, titled, “Inspection of Rental Units” shall be amended as follows

“A. Following the submission of an application for a rental license, and prior to the issuance of a rental license, the West Goshen Codes Department shall inspect each rental unit. After the initial rental license is issued, each rental unit shall be inspected biennially. The landlord shall provide access to the rental unit for inspection in a timely manner during regular business hours. The inspection requirement may be waived in the sole discretion of the Codes Department if an inspection has been conducted within the preceding 90 days. The inspection shall confirm compliance with all applicable statutes and ordinances, including, but not limited to, the International Property Maintenance Code and the following requirements:”

SECTION 2. SEVERABILITY. If any provision, sentence, clause, section or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid provision, sentence, clause, section or part thereof not been included herein.

SECTION 3. EFFECTIVE DATE. This Ordinance shall become effective five days after enactment.

SECTION 4. REPEALER. All ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

ENACTED AND ORDAINED THIS DAY OF , 2023.

ATTEST:

**BOARD OF SUPERVISORS
WEST GOSHEN TOWNSHIP**

Christopher Bashore, Secretary

BY: _____
Shaun Walsh, Chair

Ashley Gagné, Vice-Chair

Robin Stuntebeck, Member

John Hellmann, Member

Tinamarie Smith, Member