

**ORDINANCE**

**AN ORDINANCE AMENDING CHAPTER 108 FEES OF THE CODE OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA BY ESTABLISHING OR MODIFYING CERTAIN RENTAL AND RELATED FEES**

WHEREAS, the City of Coatesville is a Third Class City with offices located at One City Hall Place, Coatesville, Chester County, Pennsylvania, and operating pursuant to a Home Rule Charter and the Third Class City Code (hereinafter the "City"); and

WHEREAS, the City Council of the City of Coatesville has received a report (the City of Coatesville Early Intervention Program Phase III Report) from the Econsult/Fairmount Group in March of 2012 establishing that, based upon data available to this group, adjustments were necessary to bring fees into conformity with actual costs of the City regarding such regulation.

WHEREAS, the City in January of 2013 made various adjustments to its fee structure based upon information available to it and in view of the fact that there had been no adjustment to the fees in many years (a period during which the costs of services had dramatically increased) with the intent to assure that the cost of the fees would be established to be revenue neutral and cover the costs of the City's operations; and

WHEREAS, The City has re-evaluated its fee structure beginning at the end of 2013 and has determined that the fees charged for the Licensing and Permitting of the City's Rental Properties in the City under Chapter 136 of the City Code did result in an essentially revenue neutral result when reviewing the budget and expenses at year end; and

WHEREAS, The City wishes to adjust the fee structure for Licensing and Permitting of the City's Rental Properties to reallocate the fee structure – with the same intended result of an essentially revenue neutral result based upon a recent reevaluation of the available data; and

WHEREAS, the City Council of the City of Coatesville has determined that adoption of such a revised fee schedule is in the best interests of the City of Coatesville.

NOW, THEREFORE, in consideration of the foregoing, the City of Coatesville does hereby amend Chapter 108 governing "Fees" as follows:

- (1) Section 108-1.R.(1)(f)[5] "Rental Inspection" is amended to read in its entirety as follows:

"Rental Inspection: "\$50 for each inspection".

- (2) Section 108-1.R.(1)(g) addressing "Rental license" is amended to read in its entirety as follows: "Rental license: \$25 per unit".

- (3) Section 108-1.V(1-4) governing Housing standards, subsections (1), (2), (3) and
- (4) are amended to read in their entirety as follows:

“(1) Inspection to determine whether vacant dwelling unit meets the requirements of the Housing Code, biennial inspection, or any inspection: \$50 per dwelling unit. After verification of a complaint at a rental unit, Codes shall charge a \$50 inspection fee to “clear” the complaint.”

“(2) Rooming house and hotel annual license fee: \$50 per dwelling unit.”

“(3) Multifamily dwelling annual license fee \$25 for each dwelling unit which must be supplied on or by March 31<sup>st</sup> of each year (the penalty for late payment is \$50.00 added to the license fee). In addition, the property owner and/ or rental management company shall be jointly and severally liable for allowing occupancy of a rental unit without licensing and inspection and shall be assessed a penalty of \$500 for the first offense in a calendar year, a penalty of \$750 for the second offense in a calendar year and a penalty of \$1,000 for a third offense in a calendar year - to be added to the licensing fee for the unit at issue”

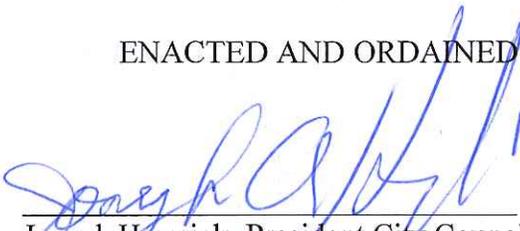
“(4) Leasing license annual fee \$25 for each dwelling unit. Where the dwelling unit is vacant or subject to a biennial inspection the fee is \$50 per inspection. This same fee applies to any further inspection until the dwelling unit passes inspection.”

All other terms of the City Code governing “Fees” shall remain in full force and effect.

If any portion of the Ordinance shall be determined to be unconstitutional, illegal or unenforceable, then the portion and only that portion of this Ordinance, which is deemed to be unconstitutional, illegal or unenforceable, shall be severed from the remainder of this Ordinance and all other terms thereof shall remain in full force and effect.

This Ordinance shall be effective thirty (30) days after publication following final adoption in accordance with the City Charter and the Third-Class City Code.

ENACTED AND ORDAINED this 11<sup>th</sup> day of August, 2014.

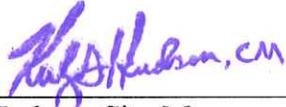
  
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 Joseph Hamrick, President City Council

ATTEST:

  
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 Kirby A. Hudson, City Manager

CERTIFICATION

I HEREBY CERTIFY that the foregoing Ordinance was introduced on the 24<sup>th</sup> day of March, 2014, and was duly enacted by the Council of the City of Coatesville, Chester County, Pennsylvania on the 11th day of August, 2014, that the vote upon the said Ordinance has been recorded in the Minutes of the City Council and that the Ordinance has been fully recorded.



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Kirby A. Hudson, City Manager