

Chapter 11

Housing

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Part 1**Tenant Registration****§11-101. Owners Must Register Tenants.**

Within 60 days of the effective date of this Part, the owner of any rented multiple-family structures, rented single-family structure, or other rental unit of any type located within the Borough limits shall be required to submit to the Borough Secretary the name and address of each such tenant or occupant and the date when the tenancy or occupancy first began.

(Ord. 78-4, 6/14/1978, §1)

§11-102. Notifying the Borough Secretary.

From and after the due date of the submittal provided for in §11-101, such owner of any rented multiple-family, rented single-family, or other rental unit of any type located within the Borough limits shall be required to notify the Borough Secretary of the name and address of each new tenant or occupant moving into the owner's building or other rental unit, and similarly to notify the Borough Secretary of the vacation of each tenant or occupant.

(Ord. 78-4, 6/14/1978, §2)

§11-103. Notification Information.

The notification required shall be addressed to the Borough Secretary and shall contain the following information:

A. The name and address of the tenant or occupant and the name of all children, dependents or others residing with the said tenant or occupant, where applicable.

B. The date the new tenant or occupant began occupying the owners building or the date when the tenant or occupant vacated the owners building, as the case may be.

(Ord. 78-4, 6/14/1978, §3)

§11-104. Notification Time Limit.

The notification required under §11-102 of this Chapter shall be submitted to the Borough Secretary within 30 days after a tenant or occupant moved into a multiple-family structure or other rental unit or tenant or occupant vacates a multiple-family structure or other rental unit.

(Ord. 78-4, 6/14/1978, §4)

§11-105. Penalties.

Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof, shall be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation of this Part continues shall constitute a

separate offense.

(*Ord. 78-4, 6/14/1978, §5; as amended by Ord. 05-02, 6/1/2005*)

Part 2**Common Entrances in Dwelling Units****§11-201. Locks on Doors.**

All owners, rental agents, occupants and tenants of homes, buildings and structures located in Swissvale Borough comprised of two or more dwelling units and or two or more business occupancies which have common hallways for ingress and egress to said dwelling units and or business occupancies shall have locks on the door or doors giving ingress and egress to said common hallways leading to said dwelling units and or business occupancies.

(Ord. 70-6, 2/11/1970, §1)

§11-202. Key Furnished for Common Entrance Door.

Every tenant and occupier of said multiple dwelling unit and or business occupancy of multiple dwelling homes, buildings or structures shall be furnished with a key for said common entrance door being used for ingress and egress by the occupiers of said structure.

(Ord. 70-6, 2/11/1970, §2)

§11-203. Securing Common Entrance Door.

Between the hours of 6 p.m. and 7 a.m. said common entrance doors shall be securely locked and the only admittance from said doorway to said common hallway entrance shall be either by key or opened lawfully by an occupant, tenant, owner, rental agent or lawful person within said multiple dwelling unit and or business occupancy, home, building or structure.

(Ord. 70-6, 2/11/1970, §3)

§11-204. Enforcement.

This Part shall be enforced by the Building Inspector or his assistant or the Health Officer or the Ordinance Officer or other duly authorized representatives of Swissvale Borough.

(Ord. 70-6, 2/11/1970, §4)

§11-205. Common Entrance with Business Establishment.

Any house, building or structure that has said common hallway entrance that is also occupied by a commercial or business establishment in addition to one or more dwelling units or solely occupied by two or more business occupancies shall also be required to meet the terms of this Part, but the requirements to lock said common hallway entrance door shall be between the hours of 9 p.m. or the reasonable later hour when said business occupant shall close his place of business for the day or evening, until 7 a.m. the following morning.

(Ord. 70-6, 2/11/1970, §5)

§11-206. Notice to Comply.

The aforesaid persons who are authorized to enforce this Part shall give the owner or rental or occupant agent of said multiple tenancy structure a 10-day notice to comply with the terms of this Part, and said notice shall be effectuated by either giving personal written notice or certified mail notice to the owner and or rental agent and or tenant and or occupant, or, if the aforesaid notice cannot be given, then posting the said structure.

(Ord. 70-6, 2/11/1970, §6)

§11-207. Penalty.

Any person, owner, rental agent, tenant or occupant who shall violate any provision of this Part, upon conviction thereof, shall be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation of this Part continues shall constitute a separate offense.

(Ord. 70-6, 2/11/1970, §§7, 8; as amended by Ord. 05-02, 6/1/2005)