

Township of Leet

ORDINANCE No: 2024-01

AN ORDINANCE OF THE TOWNSHIP OF LEET, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 27 OF THE ZONING CODE OF THE TOWNSHIP OF LEET TO DEFINE THE "SHORT-TERM RENTAL" USE OF A DWELLING; PERMIT THE SHORT-TERM RENTAL USE OF A DWELLING AND REQUIRE THAT OWNERS OF DWELLINGS BEING USED AS SHORT-TERM RENTALS REPORT THE USE TO THE TOWNSHIP

WHEREAS the Township of Leet recognizes the emergence of short-term rentals of residential dwellings, including those accessed through booking websites such as Airbnb and VRBO, as a new accommodations option for travelers, tourists, and short-term transient tenants; and;

WHEREAS, the Commissioners of the Township of Leet find that certain areas of the Township are less compatible for short-term rental uses and the presence of short-term rentals in primarily residential areas is reasonably likely to interfere with the quiet enjoyment of surrounding residences, negatively impact property values, deteriorate the communal nature of residential neighborhoods, pose an increased risk of harm as a result of the influx of transient persons, and be overall detrimental to the general welfare of the community; and;

WHEREAS, for the safety of the transient tenants and the Township's residents living nearby, any owner of a dwelling in any Zoning District being used as a short-term rental shall be required to meet the occupancy reporting requirements of the Township of Leet, so that the owner may be contacted in case of an emergency at the premises.

WHEREAS, the Commissioners of the Township of Leet find that short-term rentals should be subject to reasonable regulations and permitting requirements to safeguard the health and safety of guests and to prevent and abate nuisance conditions; and

WHEREAS, the Township has met all requirements for publication of notice prior to the passage of the regulations contained herein; and

NOW, THEREFORE, the Board of Commissioners for the Township of Leet hereby ordains as follows:

Section 1. Chapter 27("Zoning"), 27-104 ("Definitions"), is hereby amended to include the following definition.

Short-Term Rental Unit: any rental of a residential dwelling unit, or of a bedroom within a dwelling unit, in exchange for payment, as residential accommodations for a duration of less than thirty (30) consecutive days other than a hotel, motel, or bed-and-breakfast inn and home-exchanges, where homeowners temporarily occupy one another's property simultaneously during the same short-term period without rent or other exchange of money.

Short-term renter: any person or persons occupying a dwelling unit, or a bedroom within a dwelling unit, as a short-term rental for a duration of less than thirty (30) consecutive days.

Short-term rental operator: the person or persons offering a dwelling unit or bedroom for short-

term rental, who may be either the owner or the primary leaseholder of the dwelling unit with the written permission of the property owner and the condominium association, if applicable.

Operator-occupied short-term rental: the short-term rental of a dwelling unit, or of no more than three (3) individual bedrooms within such dwelling unit, that is the primary residence of its operator.

Owner-adjacent short-term rental: the short-term rental of a dwelling unit that is not the primary residence of the operator but is located within a residential building with a total of four or fewer dwelling units where all dwelling units in the building are owned by the operator, and one of the dwelling units in the building is the primary residence of the operator.

Motel: a combination of motor and hotel. Placement along roadways and charges occupants a lower rate.

Hostel: a facility that rents beds instead of rooms.

Hotel: larger facilities with more accommodation and restaurants.

Bed and Breakfast: guest house or small hotel offering sleeping facilities and morning meals.

Section 2. Short-Term Rental Units

- A. Short-term rental units will be allowed in single-family homes, townhouses, condos, mobile homes, and apartments as a permitted principal use.
- B. The maximum number of lodgers per night may not exceed a total of six (6) guests per dwelling and/or two (2) guests per bedroom, whichever is less.
- C. The maximum number of rental contracts per night is one. All lodgers occupying a short-term rental unit must be associated with the same rental contract.
- D. Events and activities, including luncheons, banquets, parties, weddings, meetings, fundraising, commercial or advertising activities, and any other gathering of persons other than the authorized lodgers, whether for direct or indirect compensation, are prohibited in association with any short-term rental unit.
- E. Short-term rental units shall not adversely affect the character of a neighborhood, nor shall the use generate noise, vibration, glare, odors, or other effects that unreasonably interfere with any person's enjoyment of his or her residence.
- F. An owner-adjacent short-term rental may be rented only as a whole unit to one party of short-term renters at any one time and not rented as separate bedrooms to separate parties.
- G. The number of individual bedrooms made available for operator-occupied short-term rentals within a dwelling unit shall not be greater than the number of lawful bedrooms in the dwelling unit.
- H. All advertisements for short-term rental units, posted on any platform online or in any other format, must include the short-term rental unit zoning occupancy permit number and identify the location of the required off-street parking space(s) and any other available parking or public transportation options.

- I. Exterior signs advertising the presence of a short-term rental unit are not permitted.
- J. Hotel Occupancy Tax must be paid to the County of Allegheny for each short-term rental unit if applicable. Operators must file proof of payment annually prior to February 1.
- K. Short-term rental units are prohibited in an accessory structure, outdoors, or in recreational vehicles.
- L. Renting for an hourly rate shall not be permitted.
- M. A short-term rental unit must:
 - a. Be inspected for compliance with applicable regulations in accordance with the Leet Township's Rental Registration and Inspection Ordinance. Short-term rental units must be inspected every two years. If a short-term rental unit is renovated in a manner that requires a building permit prior to the expiration of the two-year period, then a new inspection shall be required.
 - b. Have a working multi-purpose fire extinguisher, interconnected smoke detectors and carbon monoxide detectors, when a fuel burning appliance is present in the structure.
 - c. Have a plan posted inside the door of each sleeping room showing the exit pathway from the sleeping room used for a short-term rental unit to the nearest exit from the dwelling.
 - d. Have one designated off-street parking space available for lodgers for each dwelling unit or bedroom in a short-term rental, which the Operator has the authority to reserve for short-term rental unit purposes.
- N. A short-term rental operator must:
 - a. Apply for and obtain a certificate of occupancy for the short-term rentals and pay the appropriate application fee set by the Leet Township Board of Commissioners by resolution each year.(every two years)
 - b. Have an occupancy permit or otherwise apply for an occupancy permit prior to applying for and receiving the certificate of occupancy for the short-term rentals.
 - c. Be a permanent resident of the property hosting the short-term rental unit.
 - d. Obtain written consent from the owner of the property for the short-term rental unit, when applicable.
 - e. Maintain a guest log including the name, address, and telephone number of all overnight lodgers. The guest log must be made available upon request to any Township employee or agent tasked with enforcing Ordinances or other applicable part of the First-Class Township Code.
 - f. Maintain liability insurance appropriate to cover the short-term rental unit and provide proof of insurance coverage annually prior to February 1.

- g. Notify the Township Manager if any liability insurance required under paragraph f expires or otherwise lapses or becomes void for any reason.
- O. The following information shall be provided to all short-term renters upon execution of a rental contract:
 - a. Instructions for disposal of waste in accordance with local refuse and recycling programs.
 - b. Contact information for the short-term rental operator, or when the operator is not present, the contact information for a locally available contact designated to respond to all emergencies and problems that may arise during the rental period, whether from renters, neighbors, or municipal authorities.
 - c. The certificate of occupancy for the short-term rentals.

Section 3 Violations and penalties.

A person who knowingly violates any provision of this article shall be deemed guilty and, upon conviction, shall be fined an amount not to exceed \$1500.00. Each day a violation exists shall constitute a separate offense.

That the within Ordinance shall take full force upon passage and approval of same.

ORDAINED and **ENACTED** this 12th day of February, 2024, by the Leet Township

Board of Commissioners.

ATTEST:

Betsy Rengers
Betsy Rengers, Manager

LEET TOWNSHIP

Martin C. McDaniel
Martin C. McDaniel, Chairman