

BOROUGH OF QUARRYVILLE

Lancaster County, Pennsylvania

ORDINANCE NO. 454

AN ORDINANCE TO AMEND THE QUARRYVILLE BOROUGH CODE OF ORDINANCES, CHAPTER 300, PROPERTY MAINTENANCE, TO REVISE REGULATION GOVERNING RESIDENTIAL RENTAL UNITS.

BE AND IT IS HEREBY ORDAINED AND ENACTED by Borough Council of the Borough of Quarryville, Lancaster County, Pennsylvania, as follows:

Section 1. The Code of Ordinances of Quarryville Borough, Chapter 300, Property Maintenance, §300-3, Deletions, Additions, and Insertions, Subsection W, which inserts a new Chapter 9 titled Leasing of Properties, shall be amended as follows:

* * *

902.4. Exemption, Licensing Requirement. All property owned by the County or any housing authority created by the County or any not for profit housing corporation which is inspected annually to assess conformance with the requirements of the United States Department of Housing and Urban Development or the Pennsylvania Housing Finance Agency shall be exempt from the licensing provisions of this Chapter. If, in response to a complaint, an exempt unit is found to be in violation of a Code, the owner and, if applicable, the manager, shall correct the violation(s) within the time frame cited by the Code Enforcement Officer. If a violation is not corrected, the unit shall lose its exemption until all identified violations are corrected. If three verified complaints are received in any 12-month period, the unit shall lose its exemption from the requirement to obtain a license for a period of five years. All occupants of residential rental units, whether or not the residential rental unit is exempt from the licensing requirements of this Chapter, shall be subject to the provisions of Sections 906 and 907.

Section 2. All other sections, parts and provisions of the Quarryville Borough Code of Ordinances shall remain in full force and effect as previously enacted and amended.

Section 3. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of Borough Council that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 4. This Ordinance shall take effect and be in force from and after its enactment as provided by law.

DULY ORDAINED AND ENACTED this 2nd day of January, 2024, by Borough Council of the Borough of Quarryville, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF QUARRYVILLE
Lancaster County, Pennsylvania

Attest: Scott Peffer
(Assistant) Secretary

By: Jay Alan Kemper
(Vice) President
Borough Council

[BOROUGH SEAL]



Examined and approved as an Ordinance this 4th day of January, 2024.

By: AJ Carallan
Mayor