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**PENNSYLVANIA**

**\*\*NEWS RELEASE\*\***

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**CITY OF WILKES-BARRE REMINDS ZONE 1  
LANDLORDS/OWNERS RENTAL INSPECTIONS BEGAN  
JANUARY 1, 2011**

**WILKES-BARRE** – The City of Wilkes-Barre’s Code Enforcement Office would like to remind landlords and property owners that biannual inspections of rental properties located within Zone 1 of the City began Monday, January 3<sup>rd</sup>, 2011. Zone 1 encompasses all of the areas north of South Street to the Wilkes-Barre City line. Zone 1 includes, but is not limited to, Miners Mills, Parsons, Brookside, East End, North End, Downtown and Heights. Each inspection will take approximately 30-45 minutes.

The City of Wilkes-Barre mandates that:

- It is the duty of the owner of regulated rental units to comply with all applicable Codes and to keep the property in good and safe condition.
- Before entering into any rental agreement or permitting the occupancy of any regulated rental unit, the owner of each such regulated rental unit shall be required to apply for and obtain an occupancy license for the premises and a rental registration for each regulated unit.
- Each occupancy license shall have a two-year term. Each regulated rental unit shall be subject to a minimum of one inspection every other year, provided that there is no change in tenant of a regulated rental unit.
- A new rental inspection is required before entering into any rental agreement, regardless of the timeframe.
- All properties located in Zone 1 shall be required to be inspected on odd number years.
- The fee for an occupancy license is \$35.00 and the fee for a rental unit registration is \$35.00 per unit. Both are payable at the time of the scheduling of inspection.
- The owner, if not a full time Wilkes-Barre City resident or not living within a twenty mile radius of the City, shall designate a property manager to perform the above duties.
- The manager shall be the agent of the owner for service, as well as for performing the obligations of the owner under the rental agreement with the occupants.

The penalties for not having an occupancy license, a non registered unit, or a property manager are \$500.00 for the first violation. The second violation consists of a fine of \$750.00. The third and subsequent violation will be \$1,000.00.

If an inspection has not been performed on any rental units located in Zone 2, they were due by December 31, 2010 and the fine process will begin. To schedule an inspection please contact the Wilkes-Barre City Code Enforcement office at 570.208.4286 or 570.208.4123. If you would like a copy of the requirements of an owner, property manager, or landlord, a copy can be obtained at the Code Enforcement Office located at 40 East Market Street, Wilkes-Barre, PA 18711.

The City of Wilkes-Barre is committed to restoring its neighborhoods and enhancing the quality of life for residents. As a result of this system for rental inspections, the city has made significant progress fighting nuisance properties and increasing the standards for both landlords and property owners.

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