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Mayor

**WILKES-BARRE**



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**PENNSYLVANIA**

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

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**THE CITY OF WILKES-BARRE REMINDS ZONE 2  
LANDLORDS/OWNERS THAT RENTAL INSPECTIONS WILL  
BEGIN APRIL 19<sup>TH</sup>, 2010**

**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 2 of the City will begin Monday, April 19, 2010. Zone 2 encompasses all of the areas south of South Street to the Wilkes-Barre City line. Zone 2 includes, but is not limited to, Rolling Mill Hill, Mayflower, Goose Island and Iron Triangle. 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 rental 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 new rental agreement, regardless of the timeframe.
- All properties located in the Zone 2 shall be required to be inspected in even numbered 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 the 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 rental unit, or a property manager are \$500.00 for the first violation. The second violation consists of a violation of \$750.00. The Third and each subsequent violation will be \$1,000.00.

Inspections will still be taken for Zone 1 if they are required. To schedule an inspection please contact the Wilkes-Barre City Code office at 570.208.4286. 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 and commercial inspections, the city has made significant progress fighting nuisance properties and increasing the standards for both landlords and property owners.

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