

### **Lawn Parking**

The parking of motor vehicles on lawn, landscaped areas or outside authorized parking areas is expressly prohibited in all areas (including private property) of the Borough. Questions regarding lawn parking violations should be directed to the Parking Department at 814-278-4769 and questions regarding number of spaces and authorized areas should be directed to the Zoning Officer at 814-234-7109.

### **Snow Removal**

All snow and ice must be removed from the full length and width of the sidewalks and must be cleared at the intersections to allow for safe crossing of pedestrians and wheelchairs within 24 hours after the snow stops falling. If the sidewalks are not cleared, fines may be levied against the property owner and in addition, the Borough can make arrangements for the sidewalks to be cleared at the property owner's expense. Self reported violations shall not be used as an opportunity to avoid nuisance property points from being assigned to a property. Questions regarding snow removal should be directed to the Division of Health and Neighborhood Services at 814-234-7191.

### **Excessive Noise**

The State College Police Department enforces laws regulating excessive noise. Generally, if unreasonable noise can be heard off of the property of the noise source, it is too loud and must be turned down. Fines can be levied for violations. Questions regarding these laws should be directed to the Police Department at 814-234-7150.

### **Fair Housing**

The State College Fair Housing Ordinance offers protection from discrimination in housing and public accommodations. Protection is provided based on the following categories: race, color, religion, age, ancestry, national origin, place of birth, sex, sexual orientation, gender identity or expression, source of income, disability or handicap, presence of a service animal (public accommodations) or support animal (housing and real estate-related transactions), pregnancy, birth of a child or marital or familial status. For more information, contact the Department of Planning and Community Development at 814-234-7109.

### **Overstuffed Furniture on porches**

Overstuffed furniture is prohibited on porches. This means couches, recliners, mattresses and other furniture generally found inside the home and not outside. For more information, contact the Code Administration at 814-234-3812 or the Division of Health & Neighborhood Services at 814-234-7191.

### **Bulk Items / Electronics Collection**

Bulk items for refuse collection are collected on Monday of each week unless there is a holiday. Bulk items such as furniture, wood, electronics and other large items should be placed at curbside or next to and not blocking a dumpster. Call 814-234-7135 or 814-234-7140 to schedule a collection.

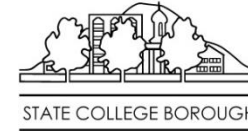
### **Roof Occupancy**

Sunbathing, sitting, partying or other activities on rooftops are strictly prohibited.

## **Division of Health and Neighborhood Services**

[healthdept@statecollegepa.us](mailto:healthdept@statecollegepa.us)

(814) 234-7191



### **A READY REFERENCE FOR RENTERS ON SELECTED BOROUGH ORDINANCES**

[www.statecollegepa.us](http://www.statecollegepa.us)

Dear Renters:

This pamphlet has been prepared to highlight selected ordinances that affect occupants of rented property. It is designed to provide a concise reminder; it is not a complete documentation of the ordinances.

Complete ordinances are available for inspection or for sale in the Division of Health and Neighborhood Services, 243 South Allen Street, State College, PA.

### **Tenant Notification**

State College Borough ordinance requires that the property owner/person-in-charge notify all tenants at least annually of Borough ordinance requirements and provide information on who to contact should there be an unresolved maintenance/safety/health problem in the unit. Questions regarding tenant notification should be directed to the Division of Health and Neighborhood Services at 814-234-7191.

### **Occupancy of Rental Units**

In one- and two-family rental units, occupancy regulations limit the number of unrelated persons to 3 per unit (there are some exceptions but these must be specifically designated as such by the Zoning Officer). Questions regarding occupancy in one- and two-family rental units should be directed to the Zoning Officer at 814-234-7109.

Occupancy in all other rental units is based on the square footage of the unit. Questions regarding these units should be directed to the Code Administration Department at 814-234-3812.

### **Rental Housing and Property Maintenance**

All rental housing in the Borough is required to have a rental permit and is regulated by the Centre Region Building Safety & Property Maintenance Code. This code requires the property owner to maintain the structure in a safe and sanitary condition. Occupants are required to maintain those areas they occupy in a clean and sanitary condition. Failure to maintain the property may result in fines. Questions on this code should be directed to the Centre Region Code Administration at 814-234-3812.

### **Rental Housing Permit Suspension**

Permits are required to rent units in State College. These permits may be suspended when tenants or their guests cause a neighborhood nuisance by continually violating ordinances/laws. When the permit is suspended, the rental unit must be vacated and may not be occupied by anyone else during the suspension period. Questions regarding permit suspension should be directed to the Division of Health and Neighborhood Services by calling 814-234-7191.

### **Fire Extinguishers**

Every rental unit shall have a hand operated 2.5 pound type ABC portable fire extinguisher placed in the kitchen area of each dwelling unit. The extinguisher is to be inspected annually and shall be mounted in the kitchen area no higher than 5 feet from the floor to the top of the extinguisher and located away from the stove. In non-sprinklered apartment buildings, as defined by the Building Code, a 5-pound type ABC fire extinguisher shall also be provided in corridors. Questions on fire extinguishers should be directed to the Centre Region Code Administration at 814-234-3812.

### **Carbon Monoxide Detectors**

Carbon monoxide detectors are required where fossil or solid fuel is used as a source of heat. Questions regarding carbon monoxide detectors should be directed to the Centre Region Code Administration at 814-234-3812.

### **Smoke Alarms**

Smoke alarms are required to be installed and maintained in all sleeping rooms and adjacent to sleeping areas and on all floors in all rental units. All alarms are to be interconnected so that an activation of one alarm will cause all alarms within the dwelling unit to activate. These are required to be inspected by the owner at the time of move-in. Questions regarding smoke detectors should be directed to the Centre Region Code Administration at 814-234-3812.

### **Fire Safety Certification**

Tenants sign a fire safety certification at the beginning of each lease period certifying the smoke, carbon monoxide and fire extinguishers are in working order. Thereafter, the tenant is responsible for equipment maintenance. Tenants may be fined for violation of the ordinance.

### **Resolving Maintenance Problems**

If you have a maintenance/safety/health problem in your rental unit that is not being resolved, call the rental housing "hotline" at 814-238-2633.

### **Recycling**

State law mandates that residents recycle selected materials. Failure to follow the required recycling procedures may result in fines. Questions regarding recycling should be directed to the Division of Health and Neighborhood Services at 814-234-7191 or the Centre County Recycling and Refuse Authority at 814-238-7005.

### **Refuse**

Borough ordinance requires all household refuse to be stored in appropriate containers. The ordinance requires properties to be maintained free of accumulated refuse and provides for fines for those in violation. Party materials such as cans, cups, bottles, etc. should be cleaned up immediately after a party or other event. The person(s) who accumulate refuse will be held responsible for its cleanup. When the person(s) are not known, then the property owner will be held responsible. Self reported violations shall not be used as an opportunity to avoid nuisance property points from being assigned to a property. Questions regarding the ordinance should be directed to the Division of Health and Neighborhood Services at 814-234-7191. Questions about refuse collection should be directed to the Public Works Department at 814-234-7135 or 814-234-7140.

### **Open Burning**

Burning outdoors is permitted for recreational purposes but ONLY when using an approved container. Cord wood, 3-hour logs and charcoal are the only acceptable materials which may be used for burning. Fires must be contained within the diameter of the container. Camp fires and bonfires are prohibited. Gas and charcoal grills can be used for outdoor cooking. Questions regarding open burning should be directed to the Division of Health and Neighborhood Services at 814-234-7191.

### **Dogs**

All dogs are required to be licensed annually and be given a rabies vaccine every 3 years. Dogs off the owner's property must be on a leash and are not permitted to run free. Owners of dogs are responsible for removing their dog's feces on all public and private property as well as complying with the Borough's barking ordinance. Fines can be issued for non-compliance.

Dog licenses may be obtained from the Centre County Treasurer's Office any time of the year and at the State College Municipal Building from January through October of each year.

Dog bites must be reported to the State College Division of Health and Neighborhood Services at 814-234-7191 or the State College Police Department at 814-234-7150 as soon as possible so that the animal can be quarantined for observation.

### **Weeds and Grass**

Weeds and grass are not to exceed 6 inches in height or produce pollen. The Ordinance includes all non-woody vegetation except garden vegetables and cultivated flowers. Property owners, as well as occupants are responsible for compliance with this ordinance. A warning is issued for the first violation; each subsequent violation carries a \$50 fine. In addition, upon the issuance of the third violation, the Borough may make arrangements to have the grass/weeds cut and the property owner billed for the costs. Self reported violations shall not be used as an opportunity to avoid nuisance property points from being assigned to a property. Questions regarding weeds and grass should be directed to the Division of Health and Neighborhood Services at 814-234-7191.