

## **Furniture**

Overstuffed furniture is prohibited on porches. This means couches, recliners, and other furniture generally inside the home and not outside.

## **Dogs**

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

Dog licenses may be obtained from the Centre County Treasurer's Office any time of the year and at the State College Municipal Building during the first quarter of the year.

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

## **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 Police Department at 234-7150.

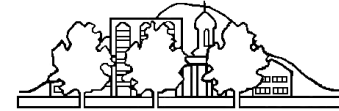
## **Fair Housing**

The State College Fair Housing Ordinance guarantees fair housing practices. Protection is provided based on the following categories: race, color, religion, age (40 and above), ancestry, national origin, place of birth, sex, sexual orientation, source of income, mental or physical handicap, presence of trained guide, support or service animals, pregnancy, birth of a child, marital status, familial status (individuals and families with children under 18 and pregnant women). For more information, contact the Department of Planning and Community Development at 234-7109.

## **Resolving Maintenance Problems**

If you have a maintenance/safety/health problem in your rental unit that the owner/manager refuses to correct, call the rental housing "hotline" at 238-CODE (2633).

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## **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 complete documentation of the ordinances.

Complete ordinances are available for inspection or for sale in the State College Department of Ordinance Enforcement & Public Health, 243 South Allen Street, State College, PA. The Code of Ordinances is also available at the Borough's website at [www.statecollegepa.us](http://www.statecollegepa.us).

## **Disorderly Conduct and Noise**

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

## **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 a Zoning Officer at 234-7193 or 234-7190.

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 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 International 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 Code Administration Department at 234-3812.

### **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 State College Department of Ordinance Enforcement & Public Health at 234-7191.

### **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 State College Department of Ordinance Enforcement & Public Health by calling 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 Code Administration Department at 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 Office at 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 Office at 234-3812.

### **Fire Safety Certification**

Tenants receive and 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 maintenance of this equipment. Tenants may be fined for violation of the ordinance.

### **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. 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. Questions regarding the ordinance should be directed to the Department of Ordinance Enforcement & Public Health at 234-7191. Questions about refuse collection should be directed to the Public Works Department at 234-7135.

### **Open Burning**

Open burning of refuse, building materials, and similar material is prohibited and tenants so informed. A fire for recreational purposes must be in an approved container and a permit obtained ahead of time. Questions regarding open burning and permits should be directed to the State College Department of Ordinance Enforcement & Public Health at 234-7191.

### **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 Department of Ordinance Enforcement & Public Health at 234-7191 or the Centre County Solid Waste Authority at 238-7005.

### **Snow Removal**

All snow and ice must be removed from the full width of sidewalks within 24 hours after the snow stops falling. A fine of \$15.00 is levied for the first violation; the second and each subsequent violation carry a \$50.00 fine. Questions regarding snow removal should be directed to the State College Department of Ordinance Enforcement & Public Health.

### **Roof Occupancy**

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