



Our mission:

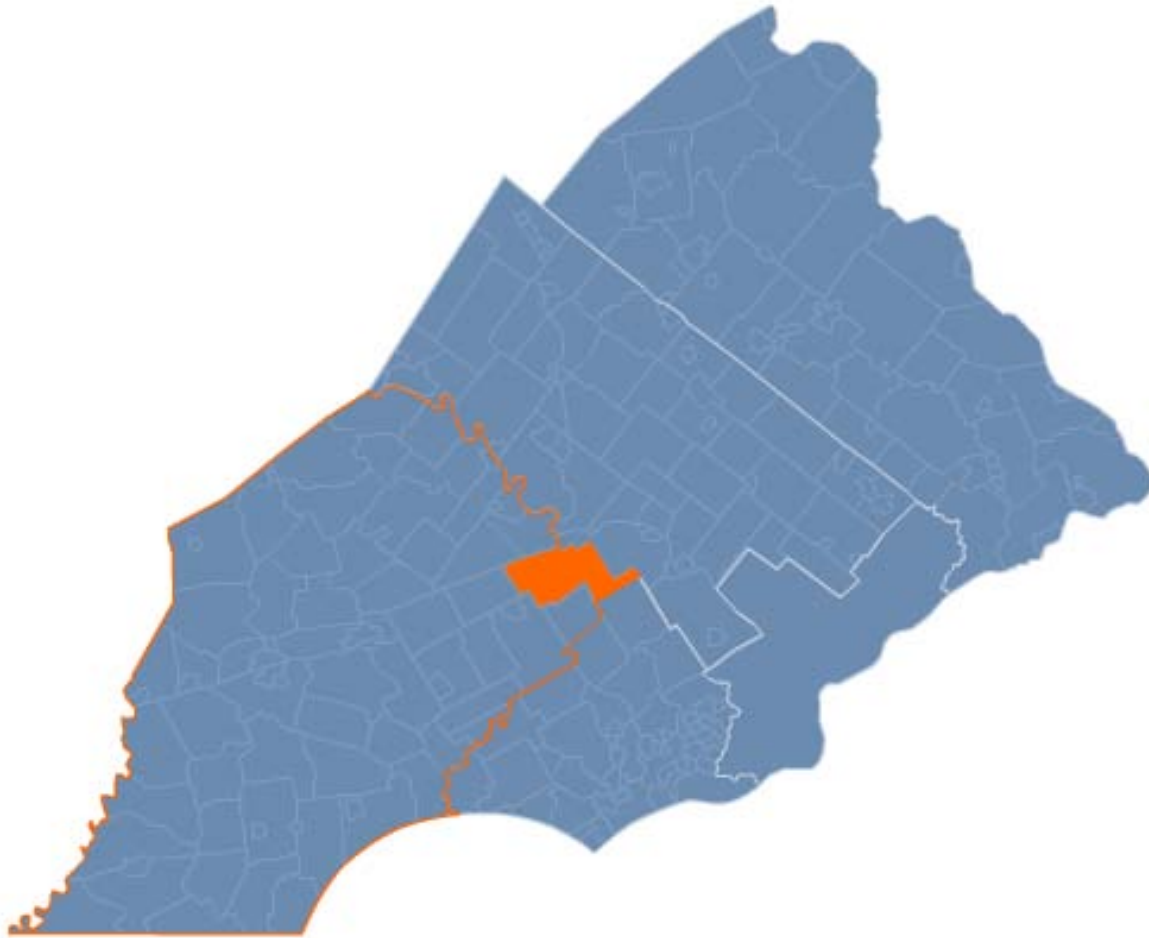
The mission of the Suburban REALTORS® Alliance is to ensure that public policy decisions affecting real estate create a healthy climate for housing, our industry and the real estate consumers we serve. The Alliance is a resource for our shareholder members, local government and elected officials, and consumers of real estate services.



In general, our REALTOR® members support local real estate ordinances that:

- Protect fundamental property rights;
- Promote uniformity in local standards and consistency in enforcement;
- Avoid unnecessary duplication of existing fees, statutes or regulations.

The Alliance works on local issues in 238 municipalities to advocate REALTOR[®] and consumer interests.



Local Issues:

- Use and Occupancy
- Rental Ordinances
- Sign Ordinances
- Affordable Housing
- Smart Growth



Rental Property Inspections and Licensing

REALTORS® believe that rental property owners offer a much needed service by providing housing to citizens who, either by choice or other circumstances, may not want or be able to purchase a home.

We oppose regulations that subject property owners to onerous governmental inspection, registration or licensure requirements which hinder affordable housing opportunities by discouraging investment in rental properties in a community.



We believe that the overwhelming majority of investment property owners provide safe, quality, and affordable housing options, and maintain their properties in a responsible manner.

We believe rental property owners who do not maintain their property in accordance with existing regulations should be held accountable and prosecuted to the fullest extent of the law, just as owner-occupied homeowners should be held accountable to existing regulations.



REALTORS® believe that if rental unit inspections are to be required, they should be conducted for all properties on a systematic basis utilizing criteria that are standardized, well-publicized and limited to true health and safety issues only. Rental inspection ordinances that are enforced solely at the point of transfer, or re-renting, do little to promote health, safety and welfare of all citizens.



Rental Inspection and Licensing Fees

Under Pennsylvania law, the amount of a licensing fee must be commensurate with the expense incurred by the municipality in connection with the issuance and supervision of the licensee and privilege. If a licensee fee collects more than the amount necessary to administer the license, it is no longer a valid licensing fee, but a tax revenue in violation of Article 8, Section 1 of the Pennsylvania Constitution. Property owners who feel that they are subjected to excessive fees for the right to rent property may successfully challenge such fees upon a showing that the amount of the fees exceeds the costs to enforce the regulation.



Federal and State Regulations:

- **Landlord Tenant Act**
- **Blight Bill (SB 900)** - Allows cities to go after a landlord's assets if the landlord has multiple violations. It allows municipalities to deny a landlord permits or licenses in one community if he or she has accumulated violations in another. And it permits extradition of out-of-state landlords.
- **Fair Housing Laws** – Protect against discrimination
- **Implied Warranty of Habitability**
- **HUD Regulations for Housing Choice Vouchers**
- **Lead Paint Regulations**



Local Regulations:

- **Nuisance system**
- **Sprinkler or Building Code Requirements**
- **Registration requirements (tenant and/or landlord)**
- **Rental Inspections**
- **Landlord or designated agent radius requirements**
- **Property maintenance**
- **Fee structure**
- **Health and Safety Hazards**
- **Student rental housing (zoning, registration, and residency limitations for unrelated individuals)**

And many more...