



October 7, 2021

Dear landlords and property managers in the City of Lancaster:

I am writing to inform you of a few important updates to our processes and provide you with information about proposed legislation change related to the City of Lancaster City Code Chapter 238: Rental Property.

My administration is committed to safe and quality housing for residents in the City of Lancaster. One way the City of Lancaster supports tenants is through our Rental Property law. Starting in 2022, we are renewing our commitment to issue rental licenses only to properties who comply with all provisions of the law in City Code Chapter 238. In summary, duties of owners, property managers and property management companies include:

- Keep and maintain all property in good and safe condition and in compliance with all applicable laws.
- Be aware of and act to eliminate, disruptive conduct in all units.
- Pay all real estate taxes, sewer rates, water rates, and trash collection fees.
- Provide trash and recyclable collection and disposal services.
- Comply with all provisions of City Code Chapter 182, Lead Poisoning and Lead Hazard Control, including providing each tenant in targeted housing with a lead safe certificate.
- Designate a property manager, when applicable, and responsible agent.

You can view the full Rental Property ordinance at <https://www.cityoflanasterpa.com/rental-ordinance-change/>. As landlords and property managers, you will be responsible for meeting all the provisions of the current ordinance in order to obtain your license in 2022.

Additionally, the administration has presented a concept for enhancing current rental property and lead ordinances to protect residents and streamline administrative processes for landlords. We aim to bring a recommendation to Council for ordinance changes in November. Proposed changes include:

Expand lead-safe certification requirements starting in 2023:

1. Require all rental properties built prior to 1978 to maintain lead-safe certification.
2. Require all day care centers and facilities to maintain lead-safe certification.
3. Require all Lancaster City Housing Authority properties to maintain lead-safe certification.

Strengthen Elevated Blood Lead Levels (EBLL) case response:

1. The City will automatically perform or order an environmental investigation for all homes with children with Elevated Blood Lead Levels (EBLL).
2. Give Health Officers and Housing Inspectors the explicit authority to condemn a property as unsafe for children age 6 and under with documented EBLL and proof of lead during an environmental investigation.

Strengthen ordinance related to non-discrimination

1. Create systems for a unified review of rental applications and provide a method for applicants to ask for their application to be reconsidered.
2. Require all appropriate income is considered during a rental application review.
3. Require certain eviction proceedings are not held against applicants during a rental application review.

Streamline the administration of rental licenses and inspections

1. Starting in 2023, the City will require rental property owners / managers to obtain a valid rental license every two years, rather than each and every year.
2. Authorize the development of policies and procedures to assure that rental properties are regularly scheduled for systematic inspections, no more frequently than once every two years and no less frequently than once every six years.

We are seeking your questions and feedback to these proposed changes. We invite you to review all of the changes in further detail, listen to the City Council Committee presentation, and read all Frequently Asked Questions at <https://www.cityoflanasterpa.com/rental-ordinance-change/>. There is also an online form on this website to ask questions or submit comments.

You are invited to a community meeting for landlords to discuss these changes on Monday, October 25 at 5:30 in Council Chambers at City Hall, 120 N Duke Street, Lancaster PA 17602. At this meeting we will also provide:

- Background information about lead poisoning and proposed changes
- Education about keeping your houses lead safe every day
- Information about grant programs to support lead mitigation

Thank you for partnering with the City of Lancaster to provide safe and quality housing to residents of the City!

Sincerely,



Danene Sorace
Mayor