

**AN ORDINANCE OF THE CITY OF JEANNETTE
WESTMORELAND COUNTY, PENNSYLVANIA AMENDING
ORDINANCE NO. 84-4 BY REQUIRING ZONING AND OCCUPANCY
PERMITS WHENEVER SINGLE FAMILY RESIDENTIAL DWELLINGS
ARE USED FOR RENTAL PURPOSES OR TRANSFERRED BY
THE ENTRY OF AN INSTALLMENT LAND SALE CONTRACT**

WHEREAS, the City of Jeannette, Westmoreland County, Pennsylvania has previously enacted Ordinance No. 84-4, commonly known as the "City of Jeannette Zoning Ordinance" together with certain amendments thereto; and

WHEREAS, such Ordinance requires the issuance of a zoning permit associated with the construction and alteration of structures and uses of land within the City of Jeannette; and

WHEREAS, the City of Jeannette has experienced property maintenance difficulties with absentee owners of single-family residential dwellings who fail to occupy single-family residential dwellings or who effectively abandon same by transferring title to same through the use of Installment Land Sale Contracts or other deferred payment agreements; and

WHEREAS, the Council of the City of Jeannette desires to amend Ordinance No. 84-4 to require the issuance of a Zoning Certificate whenever single-family residential dwellings are leased or rented to persons not having a title interest therein and/or when such dwellings are sold through the use of installment land sale agreements or other sales agreements calling for the transfer of title ownership upon the completion of a schedule of periodic payments.

NOW, THEREFORE, WITH THE FOREGOING RECITALS BEING INCORPORATED HEREIN BY REFERENCE THERETO, AT A DULY ADVERTISED PUBLIC MEETING, THE COUNCIL OF THE CITY OF JEANNETTE, WESTMORELAND COUNTY, PENNSYLVANIA, HEREBY ORDAINS AND ENACTS THE FOLLOWING AMENDMENTS TO CITY OF JEANNETTE ORDINANCE NO. 84-4:

1. Section 803 of such Ordinance is hereby amended to add the following Section No. 803.1(a):

“803.1(a) No owner of record of any single-family residential dwelling shall rent, lease or transfer such property to any third person or entity by use of an Installment Land Sale Agreement or other instrument or agreement wherein legal title to such property is conveyed at some time in the future following the completion of periodic payments, without first obtaining a Zoning Permit from the Zoning Officer pursuant to the terms of this Chapter.”

2. Section 803.4 of such Ordinance is hereby amended to add the following Section No. 804.4(a):

“804.4(a) No owner of record of any single-family residential dwelling shall rent, lease, transfer such property to any third person or entity by use of an Installment Land Sale Agreement or other instrument or agreement wherein legal title to such property is conveyed at some time in the future following the completion of periodic payments, or permit such property to be used or occupied by any person or entity other than the title owner thereof, without first obtaining an Occupancy Permit from the City of Jeannette Code Enforcement Officer pursuant to the terms of this Chapter.”

3. Section 803 of such Ordinance is hereby amended to add the following Section No. 803.6:

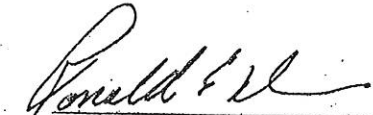
“804.6 The cost of the Zoning Permit referenced in Section 803.1(a) above is hereby set at \$ 10.00 . The cost of the Occupancy Permit referenced in Section 804.4(a) is hereby set at \$ 70.00 . The cost of either of the aforesaid permits may be amended, increased or decreased by the Council of the City of Jeannette by Resolution duly adopted hereafter. No Zoning Permit or Occupancy Permit shall be required where single-family

residential dwellings are transferred by deed from one person to another for purposes of occupation by the transferee.”

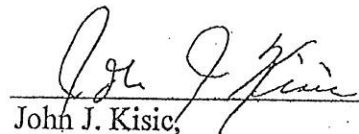
THIS ORDINANCE IS DULY ORDAINED AND ENACTED BY THE COUNCIL OF THE CITY OF JEANNETTE AT A PUBLIC MEETING HELD THE 13th DAY OF AUGUST, 2003, AND SHALL TAKE EFFECT IMMEDIATELY.

ATTEST:

THE CITY OF JEANNETTE
BY:



Ronald E. Dinsmore, City Clerk



John J. Kisic,
Mayor and President of Council