

ORDINANCE NO. 03 – 2025

BOROUGH OF WEST CHESTER

CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE BOROUGH OF WEST CHESTER, CHAPTER 66, TITLED “HOUSING AND PROPERTY MAINTENANCE” TO AMEND SECTION 66-2 TITLED “AMENDMENTS, ADDITIONS AND DELETIONS”, BY AMENDING SECTION 202, TITLED “DEFINITIONS” TO AMEND THE DEFINITION OF “RENTS, LEASES OR LETS” AND AMENDING CHAPTER 10, SECTION 1000.2 TITLED “DEFINITIONS” TO AMEND THE DEFINITIONS OF “OCCUPANT”, “RENTAL AGREEMENT OR LEASE”, “RENTS, LEASES OR LETS”, AND “RESIDENTIAL RENTAL DWELLING UNIT”.

WHEREAS, the Borough adopted the International Property Maintenance Code (“IPMC”) published by the International Code Council, 12th Edition, on April 21, 2004, in Ordinance No. 18-2004 as the Property Maintenance Code for the Borough of West Chester; and

WHEREAS, the Borough adopted a new Chapter 10 to the IPMC on September 29, 2015, in Ordinance No. 14-2015 to impose certain duties and responsibilities on owners and occupants of residential rental units; and

WHEREAS, the Property Maintenance Code adopted by the Borough, including the new Chapter 10, is codified in Chapter 66 of the Borough Code (hereinafter referred to as the “Property Maintenance Code”); and

WHEREAS, some rental units are occupied by family members or friends of the owner of the rental unit without a written or oral lease and/or without the payment of compensation or other consideration; and

WHEREAS, Council desires to apply the requirements of Chapter 10 of the Property Maintenance Code to all rental units in the Borough which are not occupied by an owner of the rental unit whether or not rented or leased for compensation or consideration.

NOW THEREFORE BE IT ENACTED AND ORDAINED, and it is hereby enacted by authority of the Council of the Borough of West Chester that Section 202 and Chapter 10 of the Borough’s Property Maintenance Code, codified in Chapter 66 of the Borough Code, shall be amended as follows:

SECTION 1. The definition of “RENTS, LEASES OR LETS” in Section 202 shall be amended as follows:

RENTS, LEASES OR LETS. The oral or written agreement or oral or written permission by an owner of a dwelling unit or rooming unit with a non-owner person for the use and occupancy of a dwelling unit or rooming unit.

SECTION 2. The definitions of “OCCUPANT”, “RENTAL AGREEMENT OR LEASE”, “RENTS, LEASES OR LETS”, and “RESIDENTIAL RENTAL DWELLING UNIT” in Section 1000.2 shall be amended as follows:

OCCUPANT. A person who occupies a dwelling unit or rooming unit who is the owner of the dwelling unit or rooming unit or occupies with permission of the owner.

RENTAL AGREEMENT OR LEASE. An oral or written agreement or oral permission or consent between an owner or owner’s agent and an occupant complying with the requirements of Section 1000.3.E of this Chapter. If a written agreement or lease is not utilized, the owner or owner’s agent shall provide a written document to the occupant which includes the terms required by Section 1000.3.E(2) through (6) of this Chapter.

RENTS, LEASES OR LETS. The oral or written agreement or oral or written permission by an owner of a dwelling unit or rooming unit with a non-owner person for the use and occupancy of a dwelling unit or rooming unit. The non-owner person may be an individual who is related to the owner by blood, marriage, or legal adoption.

RESIDENTIAL RENTAL DWELLING UNIT. Any dwelling unit or rooming unit within the Borough which is occupied by a person who is not the owner of the dwelling unit or rooming unit as determined by the most recent deed for the premises where the dwelling unit or rooming unit is located, whether or not by an oral or written lease, for contractual consideration or no contractual consideration, or pursuant to the laws of the Commonwealth of Pennsylvania.

SECTION 3. SEVERABILITY. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of Council of the Borough of West Chester that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included therein.

SECTION 4. REPEALER. All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective upon enactment as provided by law.

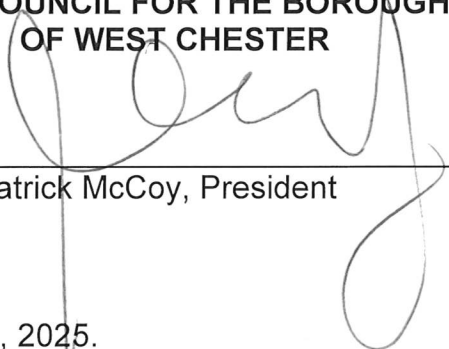
ENACTED AND ORDAINED THIS 19TH DAY OF MARCH, 2025.

ATTEST:



Sean Metrick, Secretary

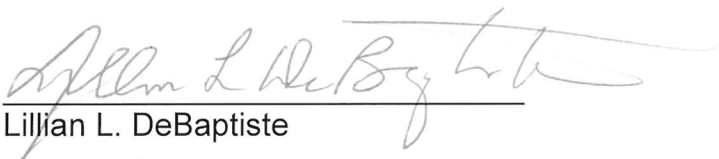
**COUNCIL FOR THE BOROUGH
OF WEST CHESTER**

By: 

Patrick McCoy, President

APPROVED THIS 19TH DAY OF MARCH, 2025.

**MAYOR OF THE BOROUGH
OF WEST CHESTER**



Lillian L. DeBaptiste