



SUBURBAN
REALTORS®
ALLIANCE

INDUSTRY & CONSUMER ADVOCACY



TODAY'S WEBINAR

- Suburban REALTORS Alliance membership
- Working with Municipalities
- PA Building Codes used by Municipalities
- SRA Community Liaison Program
- Q & A



ABOUT THE ALLIANCE

- Shareholders: Suburban West, Bucks County, Montgomery County Associations of REALTORS
- 10,000 members – 1/3 of REALTORS in Pennsylvania



WHAT WE DO

- Local grassroots political advocacy on behalf of REALTORS.
- Mission: “Impact public policy for the benefit of REALTORS and the protection of private property rights.”



SRA MEMBERSHIP BENEFITS

- Daily tracking of proposed ordinances that could affect your business
- Municipal database of existing ordinances that impact real estate.
- Weekly local real estate news
- Grassroots advocacy that benefits REALTORS and protects private property rights.



LEGISLATIVE FOCUS

- Use and Occupancy Ordinances
- Rental Registration & Inspection
- Sign Ordinances
- Local business taxes



PA MUNICIPAL SYSTEM

- Old, complex, sometimes confusing.
- Scope of functions, responsibilities and authority is broad
- 238 municipalities in SRA territory
 - 73 in Chester County
 - 49 in Delaware County
 - 116 in Bucks and Montgomery



PA MUNICIPAL SYSTEM

- System includes Home Rule Municipalities, Cities, Boroughs and Townships (2 classes)
- Municipalities administer government, levy taxes, borrow money, authorize expenditures, and **make policy decisions.**



WORKING WITH MUNICIPALITIES

- Each township and borough is unique in its treatment of Real Estate transactions.
 - 22 of 73 municipalities in Chester County require a U&O
 - 45 of 49 municipalities in Delaware County require a U&O



WORKING WITH MUNICIPALITIES

- Ordinances which implement and administer U&Os are also different in each municipality.
- Some comprehensive, others are not
- Knowing (and following) the requirements for U&O's will help you avoid unnecessary and untimely issues that can impact a transaction.



Avoiding U & O Issues

- Know the U & O requirements for each municipality you work in (check our website at:
www.suburbanrealtorsalliance.com)
- If possible, get a checklist
- Schedule inspections in advance
- If problems surface, be professional.



U & O Basics

- Scope of inspection varies greatly by municipality and code official.
- Remember: The SRA is your resource!



U&O checklist item examples*

- GFCI
- Stairs/Handrails
- House numbers
- Sump Pumps
- Smoke Alarms
- CO detector
- Chimney
- Sewer lateral
- Windows
- Hot water heater
- Sidewalks and Curbs

***May also be subject to adopted code of the municipality.**



Uniform Construction Code (UCC)

- Standard for most municipalities
- Sets a base for building standards(must meet or exceed the code)
- Exceptions grandfathered
- Established training requirements for inspectors
- Updated on a three year cycle



Trends in Enforcement

- Finished and unfinished basements
- Residential sprinklers
- Accessory dwellings
- Permit requirements



International Property Maintenance Code

- Applies to all existing residential and non-residential structures
- Intended to “ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required therein.”



Trends in enforcement

- Ventilation
- Outlet requirements
- Sidewalks and driveways
- Weeds
- Swimming pool enclosures
- Handrails
- Access (bedrooms and bathrooms)



Limitations/Protections for REALTORS®

- Act 99 of 2000
 - Unless condemning a home, municipalities must issue a temporary U&O
 - 18 month window to correct any known substantive code violation
- SB 1032
 - Municipalities may not impose additional disclosure requirements



Rental Properties

- Additional ordinances in a municipality may impact rental properties:
 - Registration
 - Inspection (annual, biannual, or at change of tenant)
 - Fees
 - Responsible agent/radius requirement
 - Tenant behavior



Sign Ordinances

- It is important for a REALTOR to be familiar with what is permitted within the municipalities where properties are listed.
 - Open house directional regulations
 - Permits
 - Fines and penalties



We need your assistance!

- Calls-to-Action
- Community Liaison Program
- Read our weekly news briefs
- Utilize our municipal database



ANY QUESTIONS?



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Serving the Bucks County,
Montgomery County and Suburban
West Associations of REALTORS®