 City of Bethlehem

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In 2020, City Council approved the revision to Article 1327 of the Zoning Ordinance relating to the Student Housing Zoning District. The purpose of such changes would allow for continued economic stability, promote the development of additional on-campus housing, and to direct concentration of housing of college students to locations in close proximity to a college and/or public transit while reducing the parking shortages and congestion.

Per Section 1327.01 (C) it states; *“New Regulated Rental Units or Student Homes will only be allowed in the Student Housing Overlay district. Pre-existing Regulated Rental uses, regardless whether they fall in the Student Housing Overlay District or not, shall continue to have non-conforming use status so long as they maintain a current license, successfully pass an annual inspections under Article 1739, and, for properties outside the Overlay District, do not become the site of a different principal use under the Zoning Ordinance”*. (A copy of the full Ordinance can be obtained on the City website at [www.bethlehem-pa.gov](http://www.bethlehem-pa.gov)).

Furthermore, Article 1739.04 entitled “Regulated Rental Unit Occupancy”, requires a license and an inspection of all rental units defined as “a dwelling unit occupied by 3 or more, but not more than 5 unrelated persons under a rental agreement”.

**A new license and inspection fee will be due for 2021. Any payment that was made in 2020 for a license/inspection was posted for that year. Leases for Student Housing Rental properties need to be made available at the request of the City of Bethlehem’s Housing Bureau.**

The following items must be completed in order to maintain a Regulated Rental/Student Housing status of your property:

* **Pay Annual Registration and per person inspection fee: $60.00 per residential rental PLUS $10.00 per occupant, with a maximum of 5 occupants. This fee is due and payable at the time of application.**
* **A list of occupants in each Regulated Dwelling must accompany the application. This list must include the name, permanent address & phone number of each occupant.**
* **A copy of written acknowledgements from each occupant that he or she received the disclosures and information required by this ordinance which consists of providing a copy of the Addendum required under Article II, Section E of Article 1739 (see link), the City may also request a copy of the written lease.**
* **Trash Collection Certification**

Failure and/or refusal by the owner or his/her designated agent to secure the necessary inspections or failure and/or refusal to provide access for inspections, upon reasonable notice, shall be deemed a violation of this ordinance and will be subject to the penalties and/or revocation of your regulated rental license contained in Article 1731.99.

We look forward to your cooperation on this matter.