



CITY OF BETHLEHEM
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

INTER-OFFICE MEMORANDUM

To: Michael Colón, Council President
From: Michael Simonson, Chief Building Inspector
Re: Proposed Ordinance Amending Article 1731
Date: May 10, 2023

Enclosed for Council's review and potential action is a proposed ordinance amending Article 1731 (relating to inspections). The amendment updates the ordinance by eliminating language requiring an inspection each time a unit becomes vacant in recognition that the City's ordinances governing non-sales inspections require inspections annually or once every three years, depending on the type of residential rental unit, but do not require inspections each time the unit becomes vacant. Additionally, for organizational purposes, the amendment transfers the substance of subsection d) of Section 1731.01 to subsection (a).

A handwritten signature in black ink, appearing to read "Michael Simonson", is written over a horizontal line.

Michael Simonson
Chief Building Inspector

Cc: J. William Reynolds
Laura Collins, Esq.
John F. Spirk, Jr., Esq.

Bill No. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BETHLEHEM, COUNTIES OF LEHIGH AND NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, AMENDING ARTICLE 1731 OF THE CODIFIED ORDINANCES OF THE CITY OF BETHLEHEM, TITLED "INSPECTIONS"

THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS FOLLOWS:

SECTION 1: Subsections (a), (b), and (c) of Section 1731.01 of Article 1731 of the Codified Ordinances of the City of Bethlehem, titled "Inspections", shall be amended as follows: (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

- (a) All properties being offered for sale shall be inspected under Article 119 titled Registration, Sale and Transfer of Real Estate and be subject to Section 119.07 titled Rules and Regulations where applicable. In addition, all properties being offered for sale shall be subject to Section 119.04(b), titled Duties of Title Holder and Seller, including the requirement that every seller or his agent to, within a reasonable time of offering for sale or listing for sale, but no later than ten (10) business days from the date on which the building or structure is offered or listed for sale, contact the Housing Inspections Officer for the City of Bethlehem to schedule an inspection of the building or structure. Sales inspection reports shall be valid for one (1) year from the date of the inspection.
- ~~(b) Every dwelling, commercial unit and structure that is a rental, shall be inspected for purposes of ascertaining compliance with City codes, each time the unit becomes vacant.~~
- ~~(e)~~(b) All fraternities and sororities must be inspected annually.

SECTION 2: Subsection d) of Section 1731.01 of Article 1731 of the Codified Ordinances of the City of Bethlehem, titled "Inspections", shall be amended as follows: (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

~~d) The Certificate of Occupancy report shall be valid for one (1) year from the date of the original inspection or until such time as the property has become vacant, in the case of a rental dwelling, whichever time period is greater.~~

Subsequent subsections shall be re-lettered accordingly.

SECTION 3: That all ordinances and sections thereof that are inconsistent with this Ordinance are hereby repealed.

Sponsored by _____

Passed finally in Council this _____ day of _____, 2023.

President of Council

ATTEST:

City Clerk

This Ordinance approved this _____ day of _____, 2023

Mayor