



POLICY STATEMENT

RENTAL PROPERTY INSPECTIONS

BACKGROUND:

OVER THE PAST FEW YEARS, MANY MUNICIPALITIES HAVE CONSIDERED AND/OR ADOPTED RENTAL PROPERTY INSPECTION PROGRAMS. WHILE THE INTENT OF THESE LOCAL ORDINANCES IS TO ENSURE THE SAFETY OF RESIDENTS WITHIN THE MUNICIPALITY, THESE INSPECTION ORDINANCES PLACE AN UNDUE BURDEN ON RENTAL PROPERTY OWNERS, AND, THEREFORE, THE RENTERS THEMSELVES.

MANDATING RENTAL PROPERTY INSPECTIONS IS AN EXCESSIVE INFRINGEMENT ON THE PRIVATE PROPERTY RIGHTS OF A SINGLE CLASS OF PROPERTY OWNERS. MANY MUNICIPALITIES ALREADY HAVE ENACTED COMPREHENSIVE CODES. TOWNSHIPS AND BOROUGHES SHOULD WORK TO ENFORCE THESE EXISTING CODES ON ALL PROPERTIES TO ENSURE THAT ALL RESIDENTS, NOT JUST RENTERS, LIVE IN SAFE AND HEALTHY CONDITIONS.

R-BAR POSITION:

THE READING-BERKS ASSOCIATION OF REALTORS® (R-BAR) SUPPORTS WORKING WITH LOCAL MUNICIPALITIES TO DRAFT ORDINANCES TO ENSURE THE HEALTH, SAFETY AND WELFARE OF ALL RESIDENTS AND PROPERTY OWNERS. R-BAR BELIEVES THAT MUNICIPALITIES CAN ENACT LEGISLATION TO ENSURE RESIDENT SAFETY WHILE NOT PLACING AN UNDUE BURDEN ON A SELECT PORTION OF THE POPULATION, SUCH AS RENTAL PROPERTY OWNERS AND RENTERS.

ADOPTED
October 11, 2007