

FREEPORT BOROUGH
ORDINANCE NO. 414

AN ORDINANCE OF FREEPORT BOROUGH, ARMSTRONG COUNTY, COMMONWEALTH OF PENNSYLVANIA, REGULATING SHORT-TERM RENTALS, IMPOSING A REGISTRATION FEE, AND ESTABLISHING INSPECTION REQUIREMENTS FOR THE PURPOSE OF ENSURING SAFETY AND COMPLIANCE WITH LOCAL REGULATIONS

WHEREAS, the Freeport Borough Council recognizes the growing popularity and economic significance of short-term rentals within the borough; and

WHEREAS, it is necessary to regulate short-term rentals to protect the health, safety, and welfare of residents and visitors;

NOW, THEREFORE, be it enacted and ordained by the Freeport Borough Council, Armstrong County, Pennsylvania, as follows:

Section 1. Definitions

For the purposes of this Ordinance, the following terms shall have the meanings indicated:

- **Short-Term Rental:** A dwelling unit, or any part thereof, rented for the purpose of overnight lodging for a period of less than thirty (30) consecutive days.
- **Operator:** The owner or person in control of a short-term rental.
- **Dwelling Unit:** Any structure or part of a structure that is used as a home, residence, or sleeping place by one or more persons.

Section 2. Registration and Fees

1. **Registration Requirement:** All operators of short-term rentals in Freeport Borough are required to register the property with the Borough.
2. **Registration Fee:** A non-refundable annual registration fee, as established by the yearly Freeport Borough Fee Schedule, shall be paid at the time of registration.
3. **Renewal:** Registration must be renewed annually, with the fee and any necessary documentation submitted no later than January 31 each year.

Section 3. Inspections

1. **Initial Inspection:** Upon registration, each short-term rental property shall be subject to an initial inspection by the Borough's Code Enforcement Officer or their designee to ensure compliance with applicable safety and building codes.

2. **Annual Inspections:** Each short-term rental property shall be inspected annually as a condition of registration renewal.
3. **Inspection Criteria:** Inspections shall cover, but are not limited to, the following safety aspects:
 - o Smoke and carbon monoxide detectors
 - o Fire extinguishers
 - o Emergency exits
 - o Structural integrity
 - o Electrical and plumbing systems
4. **Inspection Fee:** There shall be no additional fee for the annual inspection beyond the registration fee, unless re-inspections are required due to initial non-compliance, in which case a fee of \$25.00 per re-inspection will apply.

Section 4. Zoning

Short-term rentals shall be permitted in all zoning districts within Freeport Borough, subject to compliance with this Ordinance and any other applicable Borough regulations.

Section 5. Operator Responsibilities

1. **Compliance:** Operators must comply with all applicable local, state, and federal laws, including tax collection and remittance requirements.
2. **Guest Safety:** Operators must provide guests with information on emergency exits, fire safety equipment, and local emergency contact numbers.
3. **Occupancy Limits:** Operators must adhere to occupancy limits established by the Borough's zoning and building codes.

Section 6. Parking Requirements

1. **Public Parking Limit:** Short-term rental guests are limited to the use of two (2) Borough public parking spaces per rental unit at any given time.
2. **Parking Information:** Owners must inform guests of the public parking limit and provide guidance on available parking options in the area.
3. **Parking Violations:** Exceeding the parking limit may result in fines or other penalties as outlined in this ordinance.

Section 7. Enforcement and Penalties

1. **Violations:** Any operator found in violation of this Ordinance shall be subject to fines and penalties as established by the Borough Council. Each day of non-compliance shall constitute a separate offense.
2. **Revocation of Registration:** The Borough reserves the right to revoke the registration of any short-term rental that fails to comply with the requirements of this Ordinance, following notice and an opportunity for a hearing.
3. **Fines:** Violations of this ordinance, including exceeding the public parking limit, may result in a fine of up to \$300.00 per violation, per day.
4. **Appeals:** If the Operator disagrees with the inspection or revocation of registration, they may appeal before the Borough Council at their next regularly scheduled meeting.

Section 8. Amendments


The Freeport Borough reserves the right, from time to time, to adopt by resolution of the Borough Council modifications of, supplements to, or amendments to the short-term rental ordinance and the application.

Section 9. Severability


If any section, clause, or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be invalid.

Section 10. Effective Date

This Ordinance shall take effect immediately upon enactment.
ENACTED AND ORDAINED this 9 day of September, 2024, by the Freeport Borough Council in lawful session duly assembled.



President of Borough Council



Borough Manager



Borough Mayor