

ORDINANCE NO. 280

AN ORDINANCE OF THE TOWNSHIP OF PARADISE, MONROE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 114, SHORT-TERM RENTALS, ADOPTED BY THE BOARD OF SUPERVISORS OF PARADISE TOWNSHIP ON MARCH 6, 2017, BY ORDINANCE NO. 240 AND SUBSEQUENT AMENDMENTS, TO THE FOLLOWING PROVISIONS : 1) §114-5 DELETE AND REPLACE LICENSE REQUIRED; 2) §114-6.A(2), (3), (5) & (11) DELETE AND REPLACE LICENSE REQUIREMENTS; 3) §114-6.A(13) ADDS SEWAGE REQUIREMENTS; 4) §114-6.B(2) DELETE AND REPLACE TERM OF LICENSE; 5) §§-114-7.A, C., E., F., G; J.(10) & (11) DELETE AND REPLACE STR STANDARDS; 6) §114-7.K ADDS TRASH CRITERIA; 7) §§114-10.A. & B. DELETE AND REPLACE INSPECTIONS REQUIRED; 8) §114-12 DELETE AND REPLACE NOTICE OF VIOLATION;9) §114-14.B DELETE AND REPLACE VIOLATIONS AND PENALTIES; 10) §114-16.B DELETE AND REPLACE APPEALS; AND 11) ADDING PROVISIONS FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.

WHEREAS, Paradise Township is a Second Class Township, organized under the Second Class Township Code, 53 P.S. §65101, et seq. (the “Township”); and

WHEREAS, the Township has the authority to pass ordinances, pursuant to 53 P.S. §66601 of the Second Class Township Code; and

WHEREAS, the Township is vested with corporate powers to provide for the peace, good government, health, and welfare of the Township, its citizens, trade, commerce, and manufacturers, pursuant to 53 P.S. §66506, and

WHEREAS, the Board of Supervisors has reviewed existing Chapter 114 Short-Term Rentals of the Paradise Township Code of Ordinances and has determined that the Chapter should be revised to best protect the health, safety, and welfare of the Township and its citizens.

AND NOW, the Board of Supervisors of Township hereby enacts and ordains, and it is hereby ENACTED and ORDAINED, as follows:

SECTION 1. Ordinance Amendments. Existing Chapter 114 Short-Term Rentals is amended by deleting and replacing the provisions of the enumerated sections set forth below, to wit:

Chapter 114 Short-Term Rentals

§114-5. License required.

§114-5 – The provision in §114-5 is deleted in its entirety and replaced with the following:

“No owner of any property in Paradise Township shall operate a Short-Term Rental in Paradise Township without first obtaining a Zoning Permit for the use and a Short-Term Rental License from the Zoning Officer. Operation of a Short-Term Rental without such Short-Term Rental License is a violation of this chapter.”

§114-6. License requirements.

§114-6.A.(2), (3), (5), and (11) - The provisions in §114-6.A.(2), (3), (5), and (11) are deleted in its entirety and replaced with the following:

“A.(2) The name, address, and twenty-four (24) hour live contact telephone number of the owner and managing agency, agent, or local contact person. If the owner uses a managing agency, agent, or local contact person, that managing agency, agent or local contact person shall have written authority to accept service of process or other documentation for the owner.”

“A.(3) Floor plans for the Short-Term Rental, including total number of bedrooms.”

“A.(5) A site plan drawn to scale showing all structures, the location of the proposed water supply and Sewage Facility proposed to serve the Short-Term Rental and the location and number of on-site parking spaces for review by the Zoning Officer. A professional survey may be required by the Zoning Officer at their discretion.”

“A.(11) If proposed to be served by a Public Sewage Facility, a will serve letter must be provided from the owner/operator of the Public Sewage Facility demonstrating sufficient capacity is available in the Public Sewage Facility for the proposed Short-Term Rental.”

§114-6.A.(13) – §114-6 is amended to add §114-6.A.(13) as follows:

“If not connected to a Public Sewage Facility, the location, approximate age and capacity of the Sewage Facility proposed to serve the Short-Term Rental shall be provided. The owner of the property shall provide to the Township satisfactory proof that the Sewage Facility proposed to serve the Short-Term Rental has been inspected and is in working condition, and in the case of an Individual On-Lot Sewage System or Community On-Lot Sewage System, proof that the tank was pumped within three years of the owner's application. Where the Sewage Facility proposed to serve the Short-Term Rental will be either an Individual On-Lot Sewage System or Community On-Lot Sewage System, the owner shall maintain such Sewage Facility on a pumping schedule of not more than every three years and provide the Township satisfactory written proof of compliance upon its request, or license application renewal.”

§114-6.B.(2) - The provision in §114-6 B.(2) is deleted in its entirety and replaced with the following:

“A Short-Term Rental License is effective for a period of one year. A Short-Term Rental License must be renewed annually. Should the provisions of this Ordinance change during the term of the Short-Term Rental License, the owner and property must comply with the new provisions upon renewal of the License.”

§114-7. Short-term rental standards.

§114-7.A., C., E., F. and G. - The provision in §114-7.A., C., E., F. and G. are deleted in its entirety and replaced with the following:

“A. Overnight occupancy of a Short-Term Rental shall be limited to no more than:

- (1) Two persons per bedroom plus two additional persons per dwelling unit. No Dwelling Unit shall have more than four (4) bedrooms to be used for Short-Term Rental use.
- (2) A maximum of ten persons per dwelling unit, whichever is less.”

“C. The number of bedrooms permitted for a Short-Term Rental shall not exceed the number of bedrooms approved for the Dwelling Unit on the permit issued by the Sewage Enforcement Officer for the Sewage Facility serving such property. Where there is no permit on record, the Short-Term Rental shall be limited to three bedrooms. If a Sewage Facility malfunction occurs pursuant to §110-5.M, the owner shall correct the malfunction to the satisfaction of the Township Sewage Enforcement Officer and until such time as the Sewage Facility malfunction has been corrected, the STR use shall be discontinued.”

“E. Neither Short-Term Rental occupants nor guests shall engage in disorderly conduct, trespass on neighboring properties, or disturb the peace and quiet of any nearby neighborhood or person by loud, unusual or excessive noise, by tumultuous or offensive conduct, public indecency, threatening, traducing, quarreling, challenging to fight, or fighting, or creating a dangerous or physically offensive condition.”

“F. The owner shall use best efforts to assure that the occupants or guests of the Short-Term Rental do not create unreasonable noise or disturbances, engage in disorderly conduct, trespass on neighboring properties, or otherwise violate provisions of the Paradise Township Code of Ordinances or any state law pertaining to noise, trespassing, or disorderly conduct including, but not limited to, notifying the occupants of the rules regarding Short-Term Rentals and promptly responding when notified that occupants are violating laws, ordinances or regulations regarding their occupancy.”

“G. The owner shall, upon notification that occupants or guests of the Short-Term Rental have created unreasonable noise or disturbances, engaged in disorderly conduct or otherwise violated provisions of the Paradise Township Code of Ordinances or state law pertaining to noise or disorderly conduct, promptly use best efforts to prevent further occurrence of such conduct by those occupants or guests.”

§114-7.J.(10 and (11) - The provision in §114-7.J.(10) and (11) are deleted in its entirety and replaced with the following:

“(10) Stairs (indoor and outdoor) must be maintained in good condition. Handrails and guardrails must be maintained in good condition in compliance with the current International Residential Code as adopted by the PA UCC;”

“(11) Emergency egress windows in compliance with the current International Residential Code as adopted by the PA UCC.”

§114-7.K.- Section 114-7 is amended to add §114-7.K. as follows:

“The owner is responsible for any trash that is created or caused by any tenant and must maintain adequate trash storage. The owner must provide proof of and maintain weekly collection service. Storage and collection of waste material must be in compliance with Chapter 119, Solid Waste.”

§114-9. Enforcement Officer.

§114-9 - The provisions in §114-9 are deleted in its entirety and replaced with the following:

A. The Zoning Officer shall conduct inspections, make reports and administer this chapter, and issue notices of violation.

B. The Zoning Officer, with the authorization of the Board of Supervisors, may engage the services of competent engineers or other consultants to determine the nature and extent of any violation.

C. The Zoning Officer may utilize the services of the Sewage Enforcement Officer and/or Building Code Official and/or Engineer as required.

D. The Zoning Officer, the Building Code Official, and the Sewage Enforcement Officer are all enforcement officers for the purposes of this section.”

§114-10. Inspections required.

§114-10.A. and B.- The provisions in §114-10.A. and B. are deleted in its entirety and replaced with the following:

A. All Short-Term Rentals shall be subject to inspection by the Zoning Officer to verify application information, License, License renewal and/or operating requirements.

B. The issuance of a Short-Term Rental License or inspection is not a warranty that the premises are lawful, safe, habitable, or in compliance with this chapter of the Code of Ordinances. Rather, the license indicates that the premises are either set to be inspected on a routine basis or, if inspected, the premises met this chapter of the Code of Ordinance requirements on the day and at the time of the inspection.”

§114-12. Notice of violation.

§114-12. - The provisions in §114-12. are deleted in its entirety and replaced with the following:

“A. If it appears to an Enforcement Officer that a violation of this chapter exists or has occurred, the Enforcement Officer shall prepare a written Notice of Violation to be served on the owner and/or local contact person by one or more of the following methods:

- (1) Personal delivery; or
- (2) Fixing a copy to the door of the building on the property in violation with hard copy sent regular mail; or
- (3) By both United States first class and certified mail to the owner and/or local contact person to the addresses on the license; or
- (4) Other means of legal service deemed appropriate by the Township and recognized by law.

B. The Notice of Violation shall identify the premises, which is the subject of the violation, enumerate the conditions which constitute the violation, cite the specific sections of this chapter which are violated, indicate the action required to correct the violation, and provide a time frame (established by the Enforcement Officer based upon the nature of the violation) to correct the violation, indicate the possible punishment, and indicate the right to appeal.

C. Notice of Violation for violation of the terms of this ordinance is subject to appeal to the Board of Supervisors and is subject to §114-14.

D. A license revocation or denial of application or application to renew may be appealed in accordance with §114-16.

E. Nothing herein shall prevent the Zoning Officer from issuing informal notices of violation for which penalties will not apply unless subsequent action on the violation is formalized by the Zoning Officer.”

§114-14. Violations and penalties.

§114-14.B. - The provisions in §114-14.B. is deleted in its entirety and replaced with the following:

“B. In addition to, but not in limitation of, the provisions of §114-14.A, the Zoning Officer may either revoke, or deny an application to renew, a Short-Term Rental License for three uncured or repeated violations of this chapter in any rolling 12 calendar month period. The revocation or denial to renew a Short-Term Rental License shall continue for six months for the first set of three uncured or

repeated violations and continue for one year for any subsequent sets of violations.”

§114-16. Appeals.

§114-16.B. - The lead in paragraph in §114-16.B. is deleted in its entirety and replaced with the following:

“B. Appeals of a Notice of Violation or a determination of the Zoning Officer under this chapter to deny any application for, or to renew, a Short-Term Rental License, or to revoke a Short-Term Rental License, shall be filed with the Board of Supervisors at the Township's business office within 30 days of the date of the determination appealed from. Appeals shall be processed as follows:”

SECTION 2. Severability. The provisions of this Ordinance shall be severable. If any of the provisions hereof shall be invalid or unenforceable, the remaining provisions of the Ordinance shall remain in full force and effect.

SECTION 3. Repealer. All ordinances or parts of ordinance conflicting with or inconsistent with the provisions of this Ordinance are hereby repealed, but only insofar as the same are in direct conflict or directly inconsistent with this Ordinance.

SECTION 4. Effective Date. This Ordinance shall be effective five (5) days after enactment.

ORDAINED AND ENACTED into an ordinance at the regular meeting of the Paradise Township Board of Supervisors, Monroe County, this _____ day of _____, 2025.

ATTEST:

PARADISE TOWNSHIP

(Assistant) Secretary

By: _____
Chair

By: _____
(Vice) Chair

By: _____
Supervisor

SECRETARY’S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by a majority vote of the Paradise Township Board of Supervisors at a meeting of said Board duly held on _____, 2025. Present at the meeting were and a record of their vote was as follows:

	Present	Aye	Nay
Peter Gonze	_____	_____	_____
Reda Briglia	_____	_____	_____
Michael Stein	_____	_____	_____

Further be it certified that public notice of said meeting was given in the manner provided by law; that said Ordinance shall be duly recorded upon the Minutes of the Board, has not been amended or rescinded, and is in full force and effect this _____ day of _____, 2025.

Tina Transue, Secretary

(Township Seal)