WHEREAS, the Council of the Township of College adopted a Rental Property Ordinance on June 21, 2012 as Chapter 160 in Ordinance No. O-12-01; amended by Ordinance No. O-20-09; and

WHEREAS, the Council of the Township of College remanded to the Planning Commission for review of the existing Rental Property Ordinance to ensure the consistency of the ordinance and that it continues to meet the new intent; and

WHEREAS, the Council of the Township of College has received recommendations from the College Township Planning Commission; and

WHEREAS, the Centre Regional Planning Agency conducted an administrative review of the ordinance and concluded the ordinance is consistent with the 2013 Regional Comprehensive Plan; and

WHEREAS, the Council of the Township of College has given due public notice of hearings of the proposed Ordinance and has held such public meetings.

SECTION 1 – RESIDENTIAL RENTAL REGULATIONS

Article I
General Provisions

§ 160-2 Purpose and intent.
A. To establish the regulations, procedures and standards for the review and approval of all rental units in the Township;

B. To preserve and foster the public health, safety, and general welfare, and to aid in the harmonious and orderly development of the Township in accordance with the Regional Comprehensive Plan;

C. To establish a review process that is efficient in terms of time and expense; effective in addressing the impacts of rental units; and equitable with regard to regulations and procedures, while respecting the rights of property owners;
D. To ensure the safety of structures that are used as rental units and/or short-term rentals; and

E. There are two types of dwellings regulated in this article: short-term rentals and long-term rentals. If in violation of this article, penalties exist to ensure compliance to protect the health, safety, and general welfare of the residents of College Township and those utilizing the dwellings described herein.

The Residential Rental Ordinance is intended to protect the distinctive qualities of single-family neighborhoods and the availability of affordable housing within College Township, through the regulation of two types of residential usages: short-term rentals and long-term rentals.

The Residential Rental Ordinance will hereby:

A. Establish the regulations, procedures and standards for the review and approval of all short-term and long-term residential rental units in the Township;

B. Preserve and foster the public health, safety, and general welfare, and to aid in the harmonious and orderly development of the Township in accordance with the Regional Comprehensive Plan;

C. Establish a review process that is efficient in terms of time and expense; effective in addressing the impacts of rental units; and equitable with regard to regulations and procedures, while respecting the rights of property owners;

D. Ensure the safety of structures that are used as either short-term or long-term rentals and the well-being and safety of residents and visitors in these dwellings, penalties are established for any violations of the regulation;

E. Prioritize fairness, protect the rights and interests of all involved parties, including the ability to operate short-term and long-term rentals as specified in the ordinance and allow for accessory dwelling units; and,

F. Promote transparency and accountability in the enforcement of the ordinance.

§ 160-4 Definitions.
Unless a contrary intention clearly appears, the following words and phrases shall have the meaning given in this section, as well as those terms defined in Chapter 152, Property Maintenance Code. All words and terms not defined herein shall be used with meaning of standard usage.

CENTER FOR DISEASE CONTROL AND PREVENTION
A national resource for information regarding the cleaning and sanitizing of areas to prevent the spread of diseases that arise.

DESIGNATED AGENT
A licensee who has been assigned by a principal or supervising broker to represent a client while a different client in the same transaction is represented by another licensee affiliated with the same principal or supervising broker in a transaction. A designated agent provides full representation to his or her client. Also named, person-in-charge or responsible party.

LONG-TERM RENTAL
Any dwelling unit, or portion thereof, that is offered for rent or lease as a living facility in increments of more than 14 or more consecutive nights.

**NONOWNER OCCUPIED**
The owner does not occupy the property, as the principal residence.

**OWNER OCCUPIED**
Lived in by the owner. Owner of the property occupies the dwelling as the principal residence.

**PENNSYLVANIA DEPARTMENT OF HEALTH GUIDELINES**
The current guidelines set forth by the PA Department of Health (DOH) for cleaning, sanitizing, and disinfecting standards.

**RENT**
Compensation paid for the use of a dwelling unit or portion thereof, including, but not necessarily limited to: money, services and/or property. As a verb, the term "rent" means to get or give the use of a dwelling unit or portion thereof in return for such compensation or any combination thereof. The term "rent" does not include arrangements where there is no compensation such as but not limited to money, services, and/or property provided.

**SHORT-TERM RENTAL**
Any dwelling unit, or portion thereof, that is offered for rent or lease as a living facility in increments of 14 consecutive nights or less, and no more than 45 nights per calendar year.

**SECTION 2 – SERVERABILITY**
If any sentence or clause, section, or part of this ordinance is found to be unconstitutional, illegal or invalid, such findings shall not affect or impair any of the remaining parts of this ordinance. It is hereby declared to be the intent that this ordinance would have been adopted had such part not been included.

**SECTION 3 – EFFECTIVE DATE**
This ordinance shall take effect five (5) days after enactment.

**ENACTED AND ORDAINED**, this 7th day of September 2023 by the College Township Council, Centre County, Pennsylvania.

**ATTEST:**
Adam T. Brumbaugh

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**COLLEGE TOWNSHIP COUNCIL:**
Dustin Best

Adam Brumbaugh, Secretary
Dustin Best, Chairman