

ORDINANCE 6 OF 2026

**AN ORDINANCE OF AVOCA BOROUGH, LUZERNE COUNTY,
REGULATING RESIDENTIAL RENTAL UNIT OCCUPANCY AND
PROVIDING FOR INSPECTIONS AND PENALTIES FOR
NONCOMPLIANCE**

WHEREAS, the Borough of Avoca Council wishes to repeal Ordinance #6 of 2024, known as the Rental Property Inspection and Occupancy Ordinance and Ordinance # 14 of 2024 known as the Rental Property Registration Ordinance.

NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE COUNCIL OF THE BOROUGH OF AVOCA AND IT IS HEREBY ORDAINED AND ENACTED BY THE AUTHORITY OF THE SAME, THAT FROM AND AFTER THE EFFECTIVE DATE OF THIS ORDINANCE, THE FOLLOWING ORDINANCE SHALL BE IN FULL FORCE AND EFFECT IN THE BOROUGH OF AVOCA, THEREBY REPEALING ORDINANCES NOS. 6 AND 14 OF 2024.

SECTION 1 – TITLE

This Ordinance shall be known as the Avoca Borough Residential Rental Unit Occupancy Ordinance.

SECTION 2 – PURPOSE

The purpose of this Ordinance and the policy of the Borough of Avoca shall be to protect and promote the public health, safety, and welfare of its residents, to establish rights and obligations of Owners and to Occupants relating to Residential Rental Units in the Borough and to encourage Owners and Occupants to maintain and improve the quality of rental housing within the Borough. As a means to these ends, this Ordinance provides for a systematic inspection program, registration and licensing of Residential Rental Units, and penalties.

SECTION 3 – DEFINITIONS

Whether or not capitalized, the following words, terms, and phrases used herein shall have the following meanings:

AGENT - Any person, corporation, co-partnership, association or fiduciary who, for monetary consideration, aids in the rental of property as defined herein. When used in this Ordinance in a clause prescribing any activity or imposing a penalty, the term, as applied to partnerships and associations shall mean each partner and as applied to corporations, the officers thereof.

BOROUGH – The Borough of Avoca, Luzerne County, Pennsylvania.

CODE – Any state or local code or ordinance adopted, enacted and/or in and for Avoca Borough, including, but not limited to, the Building Code, Property Maintenance Code, Trash Collection, and general Quality of Life Ordinance.

COUNTY - County of Luzerne

CODE ENFORCEMENT OFFICER – The duly appointed Code Enforcement Officer having charge of the enforcing Property Maintenance Codes and Ordinances for the Borough of Avoca, and any assistants, agents or designees.

DISRUPTIVE CONDUCT – Any act by an Occupant of a Residential Rental Unit or by a Person present at a Residential Rental Unit involving public drunkenness, consumption of an alcoholic beverage in public, public urination or defecation, the unlawful deposit of trash or litter on public or private property, damage or destruction of public or private property, the obstruction of public roads, streets, highways or sidewalks, interference with emergency or police services, use of profane or obscene gestures, indecent exposure, fighting or quarreling, or any other act defined as Disorderly Conduct in the Pennsylvania Crimes Code or any act which otherwise injures or endangers the health, safety, or welfare of the residents of the Borough residing in the neighborhood or vicinity of the gathering. It is not necessary that such conduct, action, incident, or behavior constitutes a criminal offense, nor that the criminal charges be filed against any Person in order for said Person to have perpetrated, caused or permitted the commission of Disruptive Conduct, as defined herein. Provided, however, that no Disruptive Conduct shall be deemed to have occurred unless a Police Officer shall investigate and make a determination that such did occur and keep written records, including a Police Incident Report, of such occurrences.

DWELLING UNIT – Means a single habitable living unit, having its own toilet, bath or shower, sink, sleeping or cooking facilities and separate access to the outside. There may be more than one Dwelling Unit on a premises.

INSPECTOR – Means any person authorized by Law or Ordinance to inspect buildings or systems, e.g. zoning, housing, plumbing, electrical systems, heating systems, mechanical systems and health necessary to operate or use buildings within the Borough of Avoca. An inspector also includes the Code Enforcement Officer and Fire inspectors, and any firefighter designated by the Fire Chief to inspect buildings for fire safety and compliance with the current international Property Maintenance Code of 2018, as amended, Fire Prevention Code in effect within the Borough of Avoca.

FIRE DEPARTMENT – The Fire Department of Avoca Borough or a properly authorized member or officer thereof having jurisdiction within Avoca Borough.

LANDLORD – Means one or more persons, jointly or separately, in whom is vested all or part of legal title to the premises, or all or part of the beneficial ownership and a right to present use and enjoyment of the premises, including a mortgage holder in possession of a residential rental property. For purposes of this Ordinance, also includes an OWNER.

LET FOR OCCUPANCY – To permit possession or occupancy of a building or dwelling unit by a person who is not the legal owner of record thereof, pursuant to a written or unwritten lease.

OCCUPANT – A Person who resides at a premises such as a tenant, or any other individual that is allowed on the premises by such resident or tenant.

OPERATOR – Any person who has charge, care of control of a rental property.

OWNER – Means one or more persons, jointly or separately, in who is vested all or part of the legal title to the premises, or all or part of the beneficial ownership and right to present use and employment of the premises, including a mortgage holder in possession of a Rental Unit. For purposes of this Ordinance also includes a LANDLORD.

OWNER/OCCUPANT – Means an owner who resides in a dwelling unit or on a regular basis.

PERSON – Any natural person, partnership, firm, association, corporation, or municipal authority.

POLICE INCIDENT REPORT– A written report of Disruptive Conduct to be completed by a Police Officer who actually investigates an alleged incident of Disruptive Conduct and which shall be maintained by the Code Enforcement Officer and the Borough of Avoca Police Department.

PREMISES – Any parcel of real estate within the Borough of Avoca, including the land and all the buildings and appurtenant structures, on which on ore more Residential Rental Units are located.

PROPERTY MAINTENANCE CODE – The Borough Property Maintenance Code, adopted as the International Property Maintenance Code of 2018, and any future amendments.

PROPERTY MANAGER – A Person retained by an Owner to be responsible for one or more Residential Rental Units within the Borough of Avoca.

RENT – A payment made periodically by a tenant to a landlord/owner in return for the use of land, a building, an apartment, an office, or other property.

RENT TO OWN – Legal Agreement where you pay rent for a property with the option to buy it later. For purposes of this Ordinance, this will be treated the same as a Residential Rental Unit.

RESIDENTIAL CERTIFICATE – A Certificate issued by the Code Enforcement Officer indicating that the owner of a rental property has paid the annual registration fee.

RESIDENTIAL RENTAL LICENSE – A document issued by the Code Enforcement Officer to the Owner/Landlord of a Residential Rental Unit.

RESIDENTIAL RENTAL UNIT – Means a dwelling unit occupied by one or more tenants and is not owner occupied. Does not include for purposes of this Ordinance a Dormitory Room occupied by one or more students.

STRUCTURE – Any human made object, the use of which requires an ascertainable stationary location on land, whether or not it is affixed to the land.

TENANT – An individual who resides in a residential rental unit/property with whom a legal relationship with the Owner/Landlord is established by a lease (written or oral) or by laws of the Commonwealth of Pennsylvania. For the purposes of this Ordinance, also includes OCCUPANT.

VIOLATION – The Act of doing something that is not allowed by a law or rule.

SECTION 4 – APPOINTMENT OF PROPERTY MANAGER

Each Owner who is not an owner-occupant, or who does not reside in the Borough of Avoca shall appoint an agent who shall live either in the Borough, within the County of Luzerne, or within 20 miles of municipal limits of the Borough.

SECTION 5 – DUTIES OF OWNERS AND/OR PROPERTY MANAGERS

1. It shall be the duty of every Owner/Property Manager to:
 - a. Keep and maintain all Residential Rental Units in compliance with all applicable Codes and provisions of all applicable federal, state and local laws, ordinances and regulations.
 - b. Keep and maintain the Premises in good and safe condition.
 - c. Be aware of, and act to eliminate Disruptive Conduct in all Residential Rental Units under their control.

- d. Employ policies and manage the Residential Rental Units under their control in compliance with all applicable federal, state and local laws, ordinances and regulations.
 - e. Pay or ensure payment of all real estate taxes, all Borough fees, taxes, licenses, and trash collection fees to ensure that such vital utilities are provided.
 - f. Obtain and maintain a Residential Rental License from the Borough in the amount of \$100.00 for each Residential Rental Unit. See Appendix A for fee schedule.
 - g. Ensure trash receptacles and recyclable collection and disposal services are available and instruct Occupants/Tenants of the method of trash and recyclable collection (e.g. curbside or dumpster) and, if applicable,, the day of the week for trash and recyclable pickup.
 - h. Provide each Occupant/Tenant with a copy of this Ordinance.
 - i. Retain a Property Manager when this Ordinance requires that a Property Manager be designated.
2. If the Owner has appointed a Property Manager, the Property Manager shall be jointly responsible to fulfill all of the obligations set forth above. No Owner may relieve themselves of the responsibility to perform the duties set forth above by appointing a Property Manager.
 3. It shall be unlawful for any Person to conduct or operate or cause to be rented either as Owner or Property Manager any Residential Rental Unit within the Borough without having a Residential Rental License as required by this Ordinance.
 4. It shall be the responsibility of every Owner and every Property Manager to conspicuously display the Residential Rental License in the Residential Rental Unit.
 5. No Residential Rental License shall be issued to any Owner residing more than twenty (20) miles from the municipal limits of the Borough unless the Owner provides the Code Enforcement Officer with the name, mailing address, and telephone number of a Property Manager residing within the twenty (20) mile radius.

SECTION 6 – EXEMPTION FROM LICENSING REQUIREMENTS

1. All property owned by the County or any housing authority created by the County which is inspected annually by those agencies to assess conformance with federal standards, or properties that are inspected annually for compliance with the requirements of the United States Department of Housing and Urban Development or the Pennsylvania Housing Finance Agency, regardless of Occupants, shall be exempt from the licensing provisions of this Ordinance.

2. Dormitories located within a school facility or use and all nursing home facilities and associated cottages are exempt from licensing/inspections.
3. Hotels and Motels, Hospitals, Bed and Breakfast units as designated by County Zoning Ordinance shall be exempt from the licensing provisions of this Ordinance.
4. Drug, alcohol, or other dependency treatment facilities, halfway house, residence or other facility devoted to monitoring and promoting a sober and substance-free lifestyle.
5. A community or group home facility licensed as such by the Pennsylvania Department of Public Welfare.

If in response to a complaint, an exempt unit is found to be in violation of a Code, the Owner and, if applicable, the Property Manager shall correct the violation(s) within the time frame cited by the Code Enforcement Officer. If the violation(s) is/are not corrected with in a timely manner, the unit shall lose its exemption until the violation(s) is/are corrected.

All Occupants of Residential Rental Units, whether or not the Residential Rental Unit is exempt from the licensing requirements of this Ordinance, shall be subject to the provisions of Section 7 and Section 8 of this Regulation.

SECTION 7 – DUTIES OF OCCUPANTS OF RESIDENTIAL RENTAL UNITS

Each Occupant of a Residential Rental Unit shall have the following duties:

1. Comply with all obligations of this Ordinance and all applicable federal, state, and local laws, ordinances and regulations.
2. Conduct themselves and require other Persons, including, but not limited to, guests on the Premises and within their Residential Rental Unit with their consent, to conduct themselves in a manner that will not disturb the peaceful enjoyment of the Premises by others and that will not disturb the peaceful enjoyment of adjacent or nearby dwellings by people occupying the same.
3. Not engage in, nor tolerate, nor permit others on the Premises to cause damage to the Residential Rental unit or engage in Disruptive Conduct, or other violations of this Ordinance, Codes, Borough Ordinances, or applicable federal, state, or local laws.
4. Use the trash and recyclable collection services and receptacles as instructed by the Owner.

5. Use the Residential Rental Unit for no purpose other than as a residence.
6. Allow the Code Enforcement Officer to inspect the Residential Rental Unit at reasonable times.
7. Not allow Persons other than those identified on the residential rental agreement to reside in the Residential Rental Unit.
8. Not allow the Residential Rental Unit to be occupied in a way that conflicts with the County Zoning Ordinance and the International Property Maintenance Code of 2018, as amended.

SECTION 8 – DISRUPTIVE CONDUCT

1. Police officers shall investigate alleged incidents of Disruptive Conduct. The police officers conducting the investigation shall complete a Police Incident Report upon a finding that the reported incident constitutes Disruptive Conduct. The information filed in the Police Incident Report shall include, if possible, the identity of the alleged perpetrator(s) of the Disruptive Conduct and the factual basis for the Disruptive Conduct described in the Police Incident Report. A copy of the Police Incident Report shall be given or mailed to the Occupant and mailed to the Owner and, if applicable, the Property Manager, within ten (10) working days of the occurrence of the alleged Disruptive Conduct.
2. The Occupant or the Owner and, if applicable, the Property Manager shall have ten (10) working days from the date of the Police Incident Report to appeal the Police Incident Report. The appeal shall be made in writing and submitted to the Code Enforcement Officer at the Avoca Borough Building.
3. After three (3) documented Disruptive Conduct incidents by an Occupant in any twelve (12) month period, the property Owner's rental license shall be revoked unless proof is provided that eviction process is started and being diligently pursued by Owner or Property Manager.
4. The Police Incident Report shall count against all Occupants of the Residential Rental Unit.

SECTION 9 – RESIDENTIAL RENTAL UNIT REGISTRATION/LICENSING

As a prerequisite to entering into a rental agreement or permitting occupancy of any rental unit, the Owner of every Residential Rental Unit shall be required to apply for and obtain a license for each Residential Rental Unit.

1. The Borough Code Enforcement Officer shall have the responsibility of administering the registration of all rental properties within the Borough.
2. Any person who owns a Residential Rental Unit or Units in the Borough shall be required to have the rental units registered with the Borough. Any person who owns a rental unit in the Borough and does not reside in the Borough shall provide the Borough with the name, address and telephone number of an agent residing within a twenty (20) mile radius of the Borough who is authorized to accept service of process on behalf of the property Owner or of said property.
3. Starting July 1, the Owner and, if applicable, the Property Manager of each Residential Rental Unit shall apply for a Residential Rental License with the Borough which shall be valid for one (1) year. Each Property Owner/Property Manager shall apply yearly for a rental license.
4. Each license shall have an annual term running from July 1 of the applicable year through June 30th the following year.
5. Upon application for a license prior to issuance or renewal thereof, each Owner/applicant shall pay to the Borough an annual license fee. Please see Appendix A with the appropriate fees, which may vary from time to time, by Resolution of the Avoca Borough Council. **The fee for a Rental License shall be One Hundred Dollars (\$100.00) per rental unit. The fee shall be paid by June 30th of each year.**
6. The Code Enforcement Officer shall issue Residential Rental license if the Owner or Property Manager (if applicable) submits a complete and accurate Rental Property Registration Form by the registration deadline of each year, pays the Rental Registration fee, and is current on Avoca Borough real estate taxes, all Borough fees, licenses, and trash fees for the Residential Rental Unit. Rental Property Registration Forms can be obtained by contacting the Avoca Borough Building.
7. The Code Enforcement Officer shall deny and may revoke a Residential Rental License if the Owner and/or Property Manager (if applicable) does not submit a complete and accurate Rental Property Registration Form, does not pay the annual registration fee, and is not current on Avoca Borough real estate taxes, sewer and water rates or trash collection fees for the Residential Rental Unit.
8. The Code Enforcement Officer shall deny and may revoke a Residential Rental License if the following occur within the licensed Residential Rental Unit or on the Premises:

- a. Failure to abate any violation of this Ordinance or any Code Violation noted in the Rental Housing Inspection Form within the time specified in the notice of violation unless an appeal is pending.
 - b. Occurrence of three (3) violations of this Ordinance and/or any other Borough codes or ordinances that apply to the Residential Rental Unit or premises during the term of the license. Before an occurrence may be considered a violation there must be either a summary conviction or the Code Enforcement Officer must send the Owner a written notice of the violation within thirty (30) days of the incident and the period for the Owner to file an appeal from the determination of the Code Enforcement Officer must have expired.
9. The Code Enforcement Officer shall forward written notice to the Owner if the Code Enforcement Officer will deny, refuse to renew or revoke a Residential License. The notification shall identify the Residential Rental Unit, the grounds for the denial, non-renewal or revocation, including the factual circumstances and the Section of this Ordinance supporting such determination; and informing the Owner of the right to appeal the denial, non-renewal or revocation of the Residential Rental License to the Avoca Borough Council under this Ordinance.
 10. The Code Enforcement Officer may reinstate a Residential Rental License if the Owner or Property Manager (if applicable) corrects the reason for the revocation of the Residential Rental License and has paid the Residential Rental License reinstatement fee.
 11. Registration Certification must be conspicuously displayed inside the rental property.
 12. Owners are required to provide written notice to the Borough and Code Enforcement Officer if there is a change in any information contained in the Rental Registration Form within ten (10) days of such change.

SECTION 10 – INSPECTION OF RESIDENTIAL RENTAL UNITS

1. Safety and property maintenance inspections will occur in accordance with a phased-in-systemic inspection program to be prepared and made available upon request by the Borough and Code Enforcement Officer. A minimum of thirty (30) days written notice shall be given for all initial inspections. Inspections are to be conducted at reasonable times. Prior to seeking entry to conduct a safety and property maintenance inspection, the Borough Official shall display proper credentials.

2. The Code Enforcement Officer may also inspect Residential Rental Units upon a change in occupancy of the Residential Rental Unit, upon receipt of complaints, upon the occurrence of Disruptive Conduct at such Residential Rental Unit, or for any other reasonable cause.
3. If the Code Enforcement Officer, upon completion of the inspection, finds that the applicable Codes have not been met, the Code Enforcement Officer shall issue notices and, if appropriate, commence enforcement actions under the procedure set forth in the Code which has been violated. The following notices shall be issued to the Owner of the Residential Rental Unit or the Property Manager (if applicable). Notice provided to the Property Manager shall be deemed notice provided to the Owner.
 - a. If the Code Enforcement Officer finds violations warranting condemnation of the Residential Rental Unit, the Code Enforcement Officer shall:
 - i. Issue a Ten (10) Day Notice of Violation; and
 - ii. If after ten (10) days from the date of the Ten (10) Day Notice of Violation, a reinspection reveals that the violations are not corrected or arrangements satisfactory to the Code Enforcement Officer have not been made, the Residential Rental License for the Residential Rental Unit shall be revoked until the issue has been satisfactorily resolved, and if the Residential Rental Unit is vacant, it shall remain vacant.
 - b. If the Code Enforcement Officer finds violations not warranting condemnation of the Residential Rental Unit, the Code Enforcement Officer shall issue a thirty (30) Day Notice of Violation.
 - i. If after thirty (30) days from the date of the thirty (30) Day Notice of Violation, the first reinspection reveals that all violations have not been corrected, the Code Enforcement Officer shall issue a second Thirty (30) Day Notice of Violation.
 - ii. If after thirty (30) days from the date of the date of the thirty (30) Day Notice of Violation, the first reinspection reveals that all violations have not been corrected, the Code Enforcement Officer shall revoke the rental license for the rental unit, and if the Residential Rental Unit is vacant, it shall remain vacant.
 - iii. The Code Enforcement Officer shall maintain a list of all Residential Rental Units and their ownership that have been the subject of prosecution during the preceding five years.

SECTION 11 – SALE OR TRANSFER OF RESIDENTIAL RENTAL UNITS

A Residential Rental License shall not be transferred. In the case of licensed Residential Rental Units that are sold or transferred, the new Owner shall secure a Residential Rental License for each Residential Rental Unit and have each Residential Rental Unit inspected. Failure to secure a Residential Rental License for each Residential Rental Unit within sixty (60) days of the date of sale or transfer of ownership shall result in the revocation of the Residential Rental License.

SECTION 12 – APPEALS

An appeal from any decision of the Code Enforcement Officer shall be filed to the Property Maintenance Board of Appeals. Such appeal shall be made in writing within ten (10) calendar days after such decision has been made. This appeal shall be verified by an affidavit, shall state the grounds for the appeal and be filed with the Borough Secretary. The appeal shall be accompanied by the appeal fee which is set forth in the Fee Schedule attached herein as Appendix A. The appellant or their representative shall have the right to appear and be heard, if such is requested in the written appeal. The Board shall render a written decision, copies of which shall be provided to the Code Enforcement Officer and the appellant.

SECTION 13 – VIOLATIONS AND PENALTIES

A. Violations

It shall be a violation of this Ordinance to commit or to permit any other Person to commit any of the following acts:

1. To lease, let, or allow the occupancy of the Residential Rental Unit without obtaining a Residential Rental License where required by this Ordinance.
2. To fail to perform the duties established by Section 5 of this Ordinance if such person is an Owner or Property Manager of a Residential Rental Unit.
3. To fail to perform the duties if such Person is an Occupant of a Residential Rental Unit.
4. To place false information on or to omit relevant information from an application for a Residential Rental Unit.
5. To fail to comply with any other provision of this Ordinance.

B. Penalties and Remedies

1. Allowing occupancy of Residential Rental Unit after the Residential Rental License has been revoked. A fine of Five Hundred Dollars (\$500.00) per Residential Rental Unit for each month the violation exists. Each month the violation exists constitutes a separate violation.
2. Failure to Secure a Residential License
 - a. The Owner or Property Manager (if applicable) shall be sent a Thirty (30) Day Notice of Violation, warning them of their failure to comply with the terms of this Ordinance. If they do not comply at the end of thirty (30) days, there shall be a fine of not less than five hundred dollars (\$500.00) per Residential Rental Unit for each month the violation exists. Each month the violation exists is considered a separate violation.
3. Whoever violates any other provision of this Regulation shall upon a first offense be fined not more than One Thousand Dollars (\$1,000.00) or imprisoned more than thirty (30) days, or both.
4. In addition to prosecution of Persons violating this Ordinance, the Code Enforcement Officer, or any authorized agent of the Borough may take such civil or equitable remedies in any court of record of the Commonwealth of Pennsylvania, against any Person or Property to affect the provisions of this Ordinance.
5. The provisions of this Section and the provisions of this Ordinance governing revocation, suspension or non-renewal of Residential Rental Licenses shall be independent, non-mutually exclusive, separate remedies, all of which shall be available to the Borough as may be deemed appropriate. The remedies and procedures in this Ordinance are not intended to supplant or replace, to any degree, the remedies provided to the Borough in Property Maintenance Code, or any other zoning ordinance applicable to the Borough.
6. Where there are three documented Police Incident Reports within a 12-month period and if the eviction process is started and being diligently pursued by an Owner or Property Manager (if applicable), no further enforcement by the Borough will occur regarding this Residential Rental Unit during the eviction process.

SECTION 14 – REPEALER

Any past ordinance, or part or parts thereof, conflicting with any part or parts of this Ordinance are hereby repealed to the extent that they are inconsistent herewith. In all other respects, the ordinances of the Borough of Avoca shall remain as previously enacted and ordained.

SECTION 15 – SEVERABILITY

The provisions of this Ordinance are severable. If any Section, sentence, clause, phrase of this Ordinance shall be held illegal, invalid, unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

It is hereby declared as the intent of the Borough that this Ordinance would have been adopted had such invalid or unconstitutional section, sentence, clause or phrase not been included. Furthermore, it is the intent of this Ordinance to be supplementary to, and not contrary to, any laws of the Commonwealth of Pennsylvania or regulations of any of its executive agencies.

SECTION 16 – EFFECTIVE DATE

This Ordinance shall become effective immediately upon enactment as provided by law.


PASSED and ENACTED on this 12th day of March, 2026, at the regular meeting of the Avoca Borough Council.

ATTEST:

AVOCA BOROUGH COUNCIL

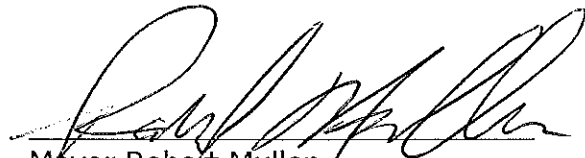


Sandy Van Luvender
Borough Secretary



Holly Homscheck
President, Avoca Borough Council

Approved by this 12th day of March, 2026.



Mayor Robert Mullen

APPENDIX A

**BOROUGH OF AVOCA, LUZERNE COUNTY
CODE ENFORCEMENT FEE SCHEDULE**

Residential Rental Unit Licensing

1. Application for Rental License\$100.00 per Residential Rental Unit

Inspection of Residential Rental Units

1. Initial Inspection Fee.....\$50.00 per Residential Rental Unit
2. Re-Inspection Fee.....\$50.00 per Residential Rental Unit
3. Missed Appointment and/or Unable to Gain Entry.....\$50.00 per Residential Rental Unit
4. Inspection Appeal Fee.....\$500.00 per Residential Rental Unit

Violations and Penalties

1. Allowing Occupancy After Residential Rental License is Revoked.....500.00; each month is a separate violation.
2. Failing to Obtain a Residential Rental License within 30 days.....\$500.00; each month is a separate violation.
3. Violations of any other Provisions of this Ordinance.....\$1,000.00

Administrative/Court Costs

1. Hourly rate for filing citations, testifying in Court, and Administrative Reviews, as necessary.....\$50.00 per hour.

The hourly rate applies to any rental action including meeting attendance and completion of required reports. The billing time starts upon action; 3 hours minimum. All time after the three hours shall be billed in quarter hour increments. There shall be no charge for travel.

All fines incurred and collected will be retained by the Borough of Avoca.

