



Greater Harrisburg Association of REALTORS[®]

POLICY STATEMENT ON 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.

Additionally, these types of inspection programs will make rental properties unattractive to potential buyers. REALTORS[®] understand that buyers will evaluate properties on multiple levels. These buyers may be attracted to investing in properties in other municipalities without such ordinances because of the additional time and monetary burden of this program.

Furthermore, 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 boroughs should work to enforce these existing codes on all properties to ensure that all residents, not just renters, live in safe and healthy conditions.

GHAR Position

GHAR supports working with local municipalities to draft ordinances to ensure the health, safety and welfare of all residents and property owners. GHAR 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.

Approved, as amended, by the Government Affairs Committee (4/11/2007)

Approved, as amended, by the GHAR Executive Committee (5/2/2007)

Approved, as amended, by the GHAR Board of Directors (8/23/2007)